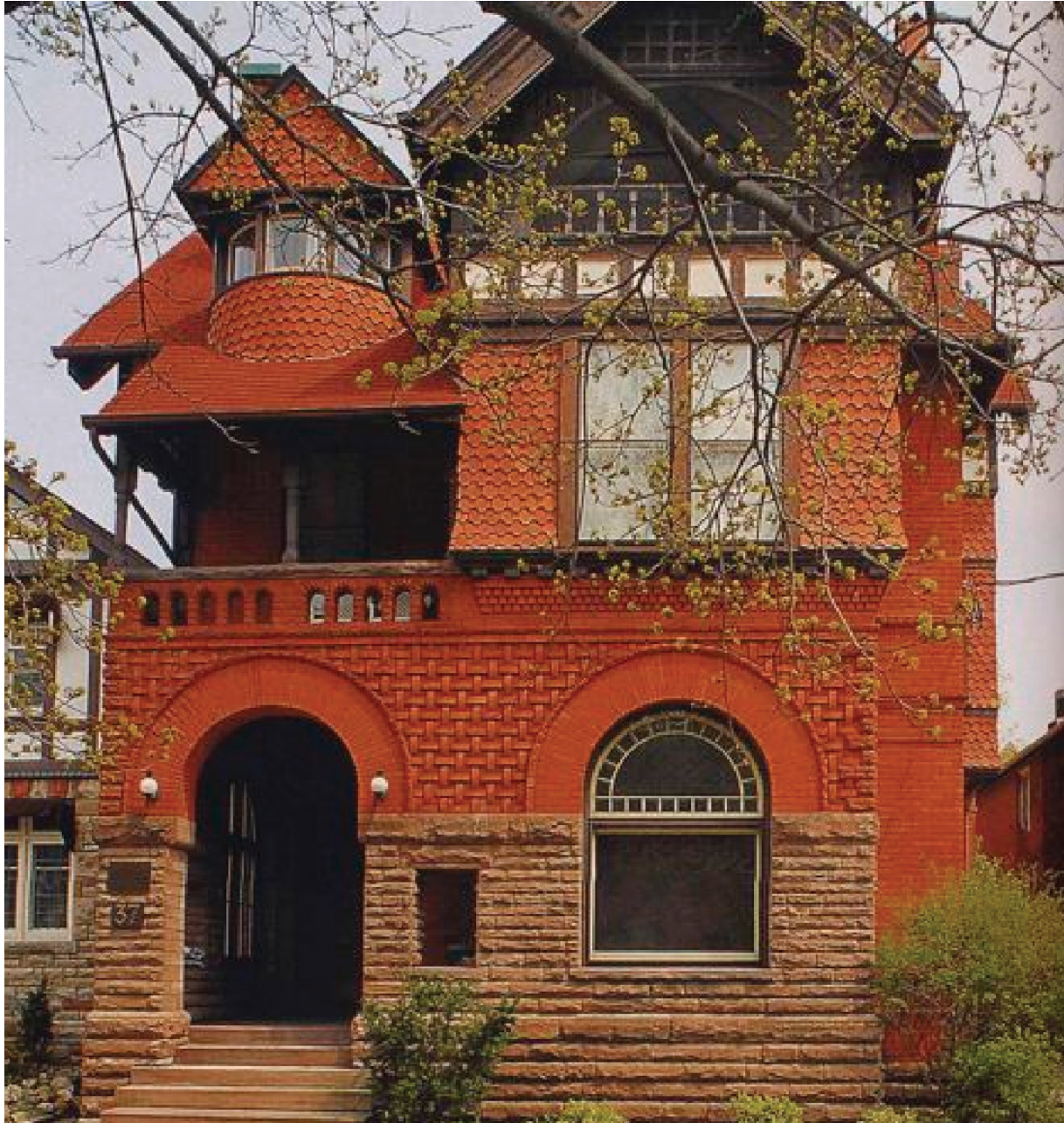


WEST ANNEX PHASE 1  
HERITAGE CONSERVATION DISTRICT  
MADISON AVENUE

Prepared for:

**Annex Residents Association**

May 2015



**West Annex Phase 1  
Heritage Conservation District  
Madison Avenue**

May 2015

CATHERINE  
N A S M I T H  
A R C H I T E C T



415 - 21 Nassau St  
TORONTO ONTARIO  
M 5 T 3 K 6  
T 416 598 4144  
F 416 598 4844

[cnasmith@sympatico.ca](mailto:cnasmith@sympatico.ca)

## 1.0 Executive Summary

---

Sponsored by the Annex Residents Association (ARA), this document includes both the District Study and District Plan for the *West Annex Phase I Heritage Conservation District (Madison Avenue)*. It is the relative completeness of the original fabric, its original streetscape, its concentration of the uniquely Toronto Annex Style houses, as well as examples of a variety of other architectural expression of the late nineteenth and early twentieth centuries that warrants the City of Toronto Council's designation under Part V of the *Ontario Heritage Act*.

Almost all of the original structures survive, and it is this continuity and the integrity of heritage fabric that is important to protect and conserve by property owners and through the overall co-ordination of the HCD Plan with other municipal planning policies and tools

The protection of a Heritage Conservation District (HCD) will encourage the gradual reversal of surface alterations and restoration of missing heritage features as owners work through the normal maintenance cycles for their properties.

Part I of this document examines properties on Madison Avenue between Bloor Street and Dupont Street. It recommends the creation of an HCD under Part V of the *Ontario Heritage Act* to assist the residents with protecting and restoring the heritage character and fabric within those boundaries.

The background research for the study was undertaken, starting in 2005, by a research committee of residents, in consultation with Catherine Nasmith, the heritage architect for the project, with advice from City staff in Heritage Preservation Services. Residents compiled their research on property data sheets for every property in the proposed district. The sheets contain, where known, date of construction, first and current occupants, architectural information, builder, and property addresses. These sheets are bound separately as the Inventory for *West Annex Phase I Heritage Conservation District (Madison Avenue)*. Over the period of the study several public meetings were held.

In Part II: Plan the Statement of Significance defines the unique shared architectural and landscape character of this street as well as its relationship to the rest of the Toronto Annex, and makes recommendations for preservation and gradual restoration of the heritage fabric. There are also guidelines for maintenance and restoration of the properties, as well as for demolition, infill and replacement buildings. In addition properties adjacent to the district are

WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
( MADISON AVENUE )

discussed, and recommendations for their protection further to this study are included. The guidelines apply to both buildings and landscape. The legislative framework and the process of establishment and administration of the HCD are also set out.

In addition to looking at the architectural and landscape character, the analysis of the District includes a brief history of the settlement of the land, its subdivision, development and information about the architects and builders where known.

## 2.0 Table of Contents

---

PG	SECT	TITLE
1	<b>1.0</b>	<b>Executive Summary</b>
3	<b>2.0</b>	<b>Table of Contents</b>
7		PART I – STUDY
8	<b>3.0</b>	<b>Objectives of the Heritage Conservation District (HCD) Study</b>
9	<b>4.0</b>	<b>Legislative Framework</b>
9	4.1	City of Toronto
9	4.1.1	Official Plan Heritage Policies
10	4.1.2	City of Toronto Inventory
10	4.1.3	Madison Avenue Zoning Analysis In and Adjacent to the District
15	4.1.4	Official Plan Policies
17	4.1.5	Bloor Street Visioning Study: Urban Design Guideline, November 2009
17	4.1.6	Downtown Tall Buildings: Vision and Supplementary Guidelines
17	4.1.7	Summary
18	4.1.8	Recommendations
18	4.2	Ontario Heritage Act
20	4.3	The Provincial Policy Statement
23	4.4	The Ontario Heritage Act Requirements for the Study
24	4.5	Requirements for Municipal Consistency with HCD Plan
25	4.6	Archaeological Management Plan
26	<b>5.0</b>	<b>Evolution of the Study Area</b>
26	5.1.1	First Subdivision of Land
26	5.1.2	Baldwin Holdings
28	5.1.3	1851
28	5.1.4	Annexation of “The Annex”
29	5.2	Development
32	5.2.1	Simeon H. Janes – Developer of Madison Avenue
33	5.2.2	Subdivision
33	5.2.3	Street Widths/Lot Sizes
34	5.2.4	Exclusionary Zoning

WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
( MADISON AVENUE )

PG	SECT	TITLE
35	5.3	Social History
36	5.3.1	Modern History of Madison Avenue
37	5.4	Street Name and Numbering
38	5.5	Architects and Builders
39	5.5.1	Architects Represented
42	5.5.2	Builders
44	5.6	Architectural Style
44	5.6.1	Architectural Styles
45	5.6.2	Toronto “Bay-n-Gable”
46	5.6.3	Romanesque
48	5.6.4	Richardsonian Romanesque
49	5.6.5	Queen Anne
50	5.6.6	Annex Style
52	5.6.7	Arts and Crafts
53	5.6.8	Edwardian Classicism – Modified Four Square
54	5.7	Heritage Character Analysis
54	5.7.1	Buildings
55	5.7.2	Landscape/Streetscape
58	5.7.3	Parking
59	5.8	District Themes, Typology, and Building Typology
59	5.8.1	District Themes
61	5.8.2	District Typologies
62	5.8.3	District Building Typology
68		<b>PART II – PLAN</b>
69	<b>6.0</b>	<b>Heritage Conservation District Plan</b>
69	6.1	Objectives of Heritage Conservation District Plan
69	6.2	Statement of District Significance
69	6.2.1	Description of the District’s Location and Boundaries
70	6.2.2	Statement of Cultural Heritage Value

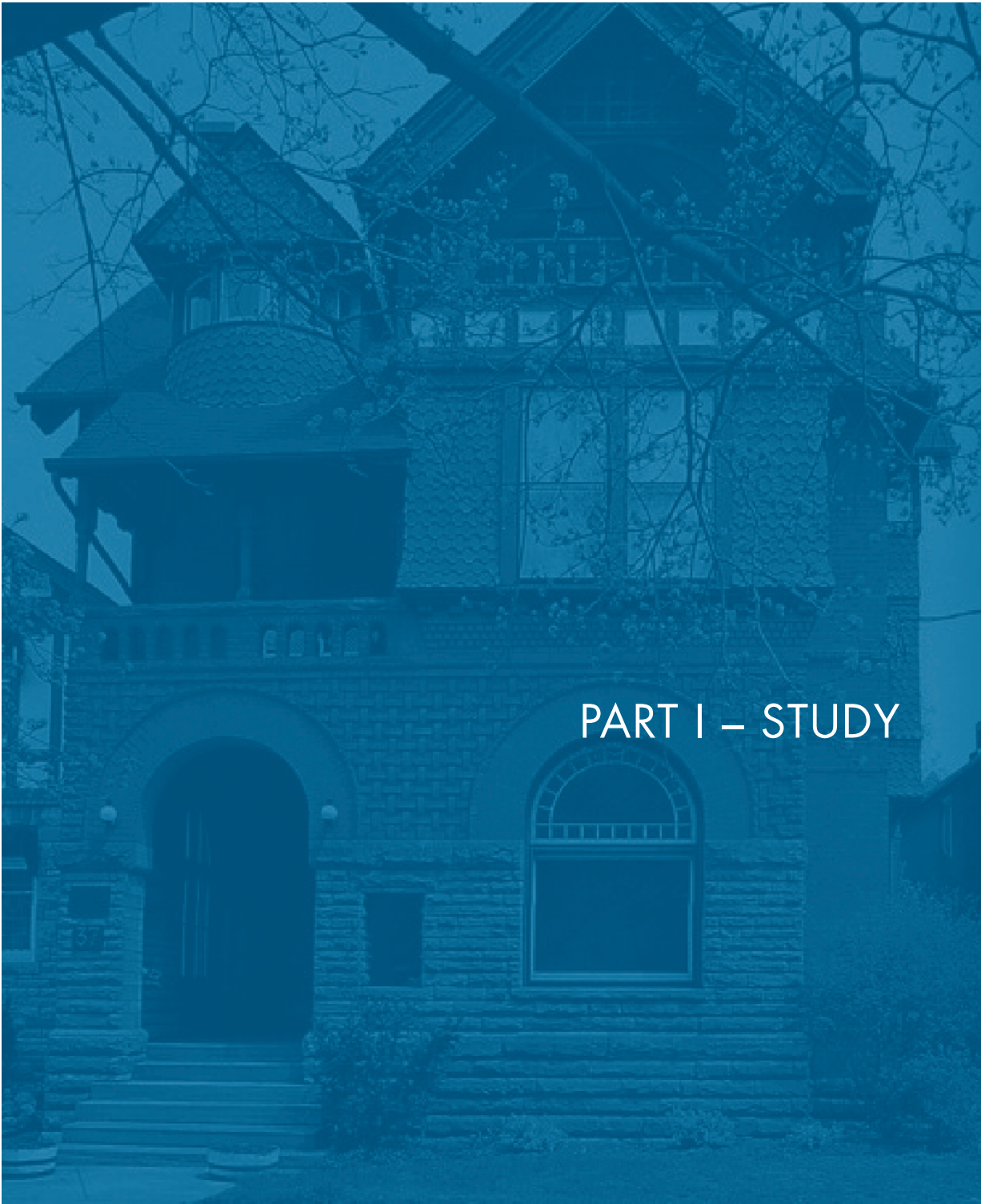
WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
( MADISON AVENUE )

PG	SECT	TITLE
71	6.2.3	District Heritage Character Statement
72	6.2.4	Heritage Attributes of the District
73	<b>7.0</b>	<b>District Boundaries</b>
73	7.1	Boundaries
74	7.2	District Map
75	<b>8.0</b>	<b>Conservation Policies and Guidelines</b>
75	8.1	Overview
77	8.2	Areas Affected by the Guidelines
78	8.3	Building Maintenance – General Principles
79	8.4	Building Maintenance Guidelines
79	8.4.1	Masonry
83	8.4.2	Unglazed Architectural Terra Cotta
84	8.4.3	Foundations
85	8.4.4	Roofing
86	8.4.5	Terra Cotta Shingles
86	8.4.6	Windows
89	8.4.7	Doors
90	8.4.8	Porches
93	8.4.9	Basement Entrances
93	8.4.10	Woodwork, Decorative Elements
95	8.4.11	Paint
96	8.4.12	Gutters, Eavestroughs and Rain Water Leader
97	8.5	Landscape/Streetscape
97	8.5.1	Fences
97	8.5.2	Front Gardens
98	8.5.3	Boulevard
98	8.5.4	Trees
98	8.5.5	Parking
99	8.5.6	City of Toronto HCD Policy 14

WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
( MADISON AVENUE )

PG	SECT	TITLE
99	8.5.7	Paving
99	8.5.8	Lighting
99	8.5.9	Mechanical Services/Energy Retrofit
100	8.6	Demolition
101	8.7	Additions and Alterations
101	8.8	Infill Buildings
102	8.8.1	City of Toronto HCD Policy 13
102	8.9	Zoning in the District
102	8.10	Replacement Buildings
103	8.11	References
103	8.12	Conservation Manual and Briefs
104	<b>9.0</b>	<b>Heritage Evaluation</b>
104	9.1	Overview
104	9.2	Definitions – Contributing and Non-Contributing Properties
104	9.2.1	Contributing
104	9.2.2	Non-contributing
105	9.3	Heritage Inventory and Statements of Contribution
157	9.4	Recommended Part IV Designations
158	<b>10.0</b>	<b>Implementation</b>
158	10.1	Municipal Policy
159	10.2	When No Heritage Permit is Required
159	10.2.1	Delegation of Authority to City Staff
161	10.3	Heritage Permit Application Content
162	10.4	When City Council issues Heritage Permits
162	10.5	Appealing City Council’s Decision
162	10.6	Heritage Conservation District Advisory Committee
163	10.7	Property Standards
164	<b>11.0</b>	<b>Community Research Team</b>
165	<b>12.0</b>	<b>Bibliography</b>





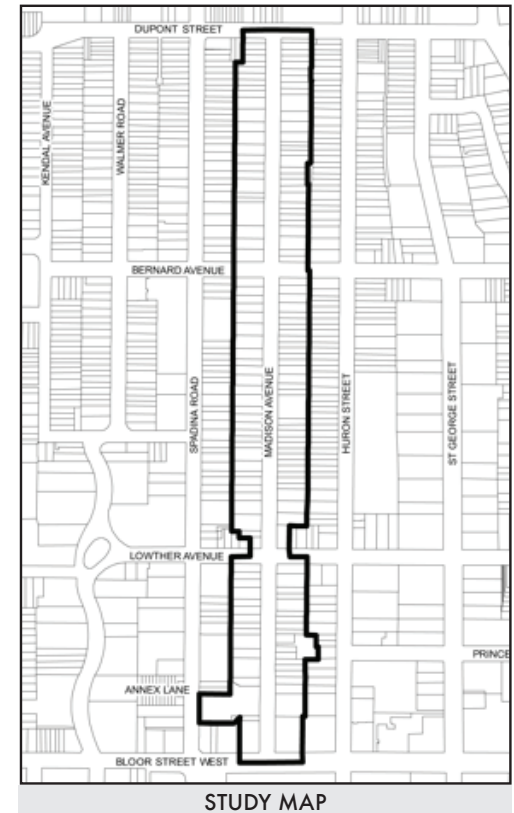
PART I – STUDY

### 3.0 Objectives of the Heritage Conservation District (HCD) Study

#### 3.1 Objectives of Part I, The Heritage Conservation District (HCD) Study

The chief objectives of this HCD study are:

- to examine the historical and architectural character and appearance of Madison Avenue from Bloor Street to Dupont Street and determine its Heritage Value,
- to review the proposed HCD boundaries; and
- to review the Official Plan and bylaws, including zoning bylaws, and make recommendations as to any changes that may be necessary to ensure protection of the Heritage Value and Attributes of Madison Avenue



## 4.0 Legislative Framework

---

This document includes both the Study, Part I, and the District Plan, Part II of the *West Annex Phase I Heritage Conservation District (Madison Avenue)* from Bloor Street West to Dupont Street. It is undertaken within the following legislative framework.

### 4.1 City of Toronto

---

#### 4.1.1 OFFICIAL PLAN HERITAGE POLICIES

In 2013, heritage policies within the Official Plan were amended and replaced with Official Plan Amendment No. 199 (OPA 199). OPA 199, adopted by Toronto Council through by-law no. 468-2013, provides the City's policy framework for the conservation of heritage properties, including heritage conservation districts.

As such, OPA 199 policy 3 states:

*Significant heritage properties, including Heritage Conservation Districts and archaeological sites that are publicly known, will be protected by designating them under the Ontario Heritage Act and/or including them on the Heritage Register.*

OPA 199 policies 30-33 relate specifically to heritage conservation districts. These policies direct the identification, evaluation of cultural heritage value and significance, and conservation of heritage conservation districts.

WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
(MADISON AVENUE)

In particular, OPA 199 policy 32 states:

*Impacts of site alterations developments, municipal improvements and/or public works within or adjacent to Heritage Conservation Districts will be assessed to ensure that the integrity of the district's heritage values, attributes and character are conserved. This assessment will be achieved through a Heritage Impact Assessment.*

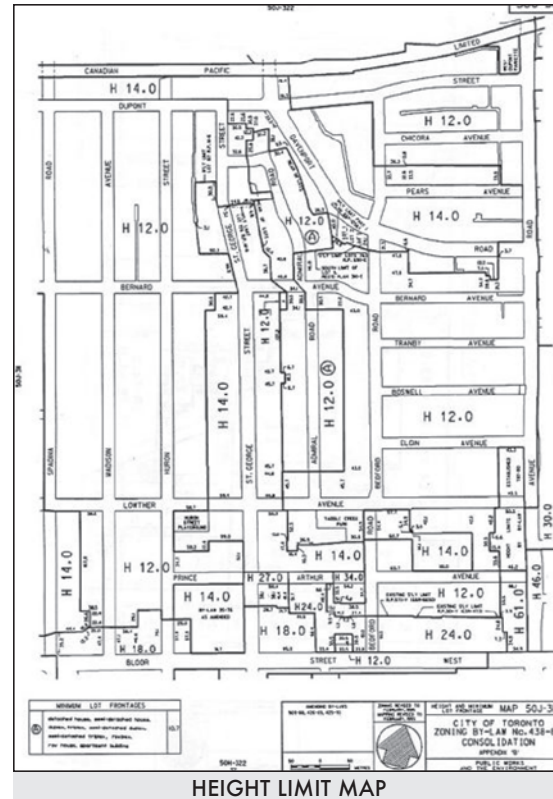
Further policy direction for new construction on, or **adjacent** to a property on the Heritage Register is provided through OPA 199 policy 26, which states:

*New construction on, or adjacent to, a property on the Heritage Register will be designed to protect the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it, including considerations such as scale, massing, materials, height, building orientation and location relative to the heritage property.*

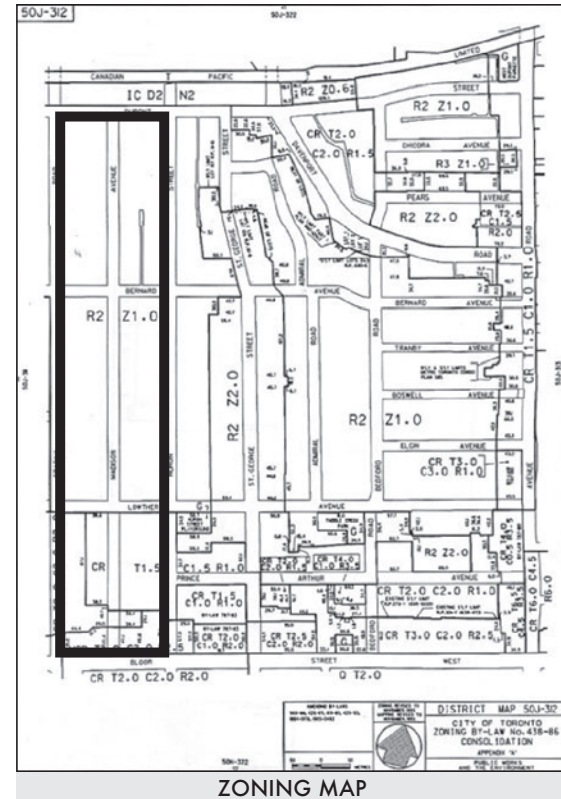
#### 4.1.2 CITY OF TORONTO HERITAGE REGISTER

Prior to the creation of the *Ontario Heritage Act*, the City of Toronto began to develop an Inventory of Heritage Properties ("Heritage Register") – a list composed of individual properties that are recognized for their heritage significance, and are either “designated” under Part IV of the Act or are “listed.” The “listed” properties are candidates for designation under the *Ontario Heritage Act*. In this report properties already included on the Heritage Register are identified as “listed” or “designated” properties in Section 9.3, Heritage Inventory and Statements of Contribution.

WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
(MADISON AVENUE)



HEIGHT LIMIT MAP



ZONING MAP

4.1.3 MADISON AVENUE ZONING ANALYSIS IN AND ADJACENT TO THE DISTRICT

4.1.3.1 AREAS ADJACENT TO THE DISTRICT

For the purposes of applying the Provincial Policy Statement 2.6.3 regarding *areas adjacent to protected heritage property*, and as enabled by the definition of *adjacent* in Amendment 199 to Toronto's Official Plan, the Adjacent Area for the Madison HCD is defined as highlighted on the Zoning Map above, generally described as properties on:

- the east side of Spadina Road between Bloor Street West and Dupont Street,

WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
(MADISON AVENUE)

- the south side of Dupont Street between Spadina Road and Huron Street,
- except for properties that are within the HCD boundary, the west side of Huron Street from Bloor Street West to Dupont Street, and
- the north side of Bloor Street West from Huron Street to Spadina Road.

4.1.3.2 ZONING BYLAW 438-86

From Lowther Avenue north the present zoning for the District and adjacent areas is R2 Z1.0 permitting residential uses up to 1.0 x the area of the lot. The height limit in these blocks is twelve metres. South of Lowther Avenue there are two additional zones, where former residences are being used for commercial purposes, CR T1.5, which allows commercial uses up to 1.5 x the area of the lot, and a small pocket of mixed use up to two times coverage CR T2.0 C2.0 R2.0. The height limit in the area is 12 m.

Adjacent to the District: Along the Bloor Street frontage the zoning is mixed commercial residential MCR T3.0 C2.0 R2.5 with a height limit of 18 m. The existing red brick medical building on the west entrance corner is appropriate in scale and material, but Tartu College, a brutalist building with its own heritage value is both out of scale and incompatible in material with the District. The 18 m height limit on these entrance sites is the upper limit for a building compatible with the heritage character of the adjacent District.

The zoning and height limits in zoning by-law 438-86 are compatible with the existing heritage fabric and are not creating incentives to demolish.

WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
(MADISON AVENUE)

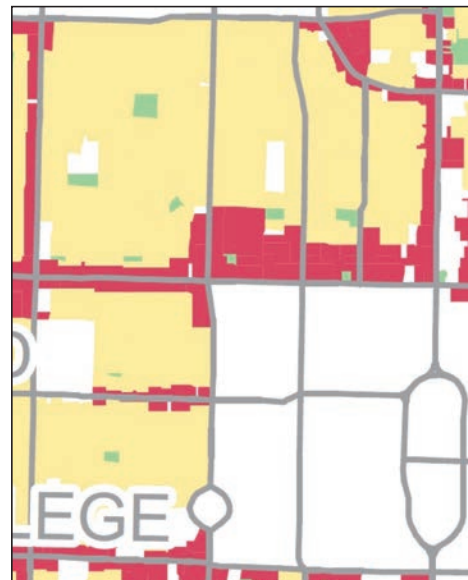
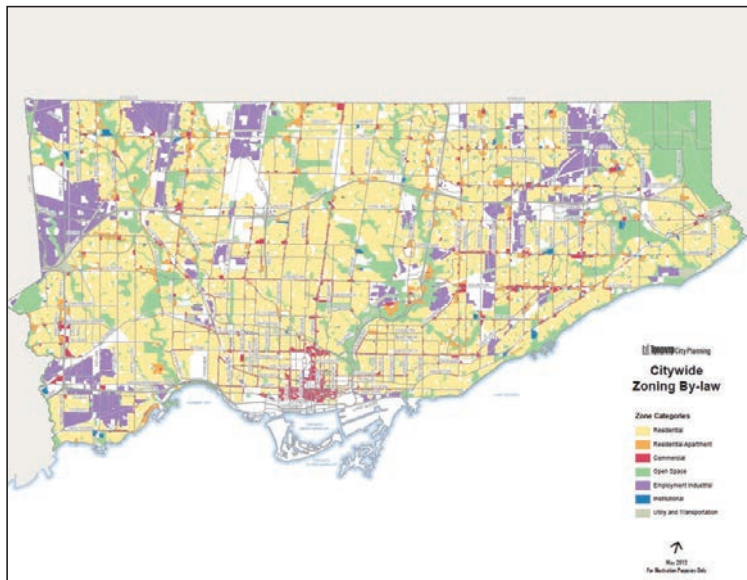
4.1.3.3 CITY WIDE ZONING BY-LAW 569-2013

The City wide Zoning By-law 569-2013 was adopted by Council May 9, 2013. It is under appeal to the Ontario Municipal Board, but is being applied by the City Building and Planning officials in the interim.

Under Zoning Bylaw 569-2013 three Zoning Categories apply to the Madison Avenue HCD and its adjacent areas: Residential, Commercial Residential, and Open Space.

(below) Zoning Map, City of Toronto, 2013

(below right) 3 Zones on Madison, Commercial Residential, Residential and Open Space, Right Detail Height Map Overlay showing 12m in Residential zone and 18m in Commercial Residential zone



WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
( MADISON AVENUE )

**Residential:** From Dupont Street to Lowther Avenue the general Residential Zone [R d1.0 (x900)] category applies with specific density of 1.0 x the lot area for each property applies and a maximum height limit of 12m. The east side of Spadina Road and west side of Huron Street have the same zoning.

There are also several pre-existing Site Specific Provisions to the former City of Toronto Zoning By-law in effect to permit various uses in the former residences such as the religious residence at no.s 173-5, and other residential uses, (nursing home, residential care home, retirement home or seniors community house) at no 54, TO:438-86; 12 (1) 250, no. 140, Bylaw 438-86; 12 (1) 250, no. 81 Bylaw 622-91, no. 93, Bylaw 198-85, no. 133, By-law 299-84, no. 187, By-law 10-87

**Commercial Residential:** Applies south of Lowther Avenue, CR 1.5 (c1.5; 11.0, SS2 (x2481), permitting a mix of commercial and residential uses to a maximum of 1.5 x the lot area with a maximum of 1x the lot area for residential purposes. The maximum height on the height overlay map is 18m. The zoning is the same along the east side of Spadina Road, and Bloor Street West from Spadina Road to Huron Street.

Exception 2481 relates to pre-existing Former City of Toronto By-laws nos. 12 (1) 251, 12 (2) 132, 12 (2) 219, 12 (2) 270 (a), and nos. 318-75 and 319-75 apply to nos. 13, 15-19, 21-25 and 27 Madison Avenue.

No 9 Madison Avenue is subject to CR2.0, r2.0, r2.0 SS2 (x2614) permitting a maximum GFA of 2.0 x the lot area in either all residential or commercial or a mix. Exception 2614 relates to pre-existing Former City of Toronto By-laws.

These recent zoning categories are consistent with those found in the Former City of Toronto Zoning By-law, 438-86 described above, and appear to have been carried forward.

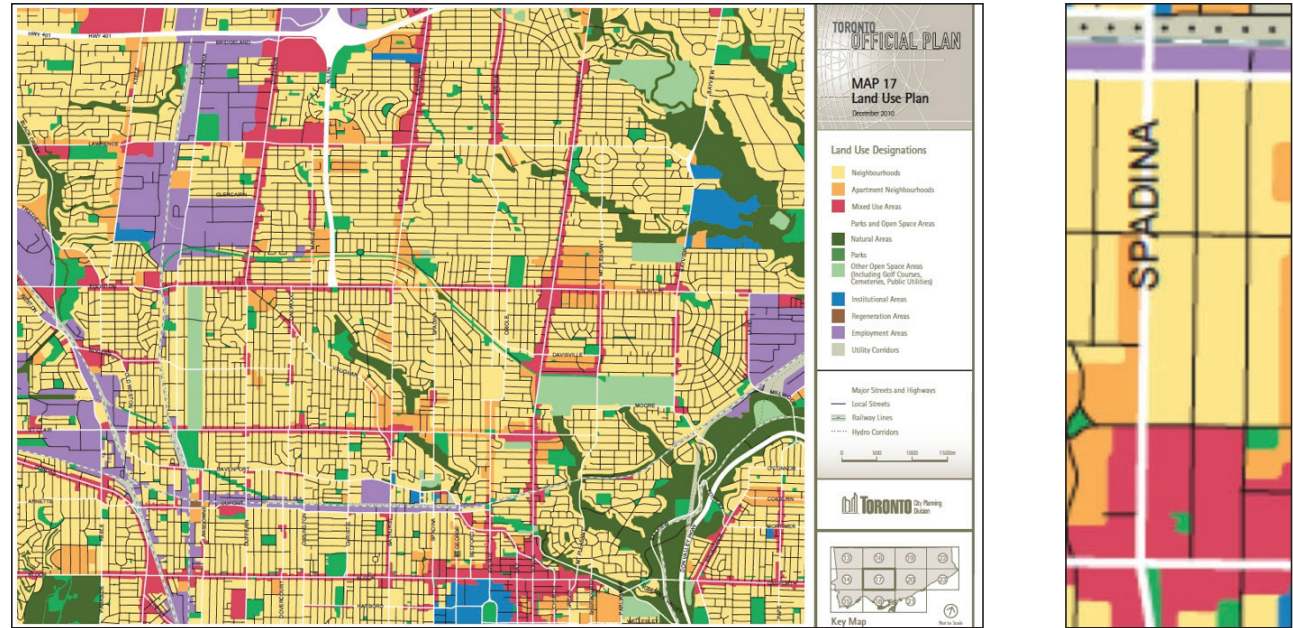
**Open Space:** This designation applies to Paul Martel Park, formerly Ecology Park. The policies in the Zoning Bylaw apply primarily to potential built service buildings within a park, dealing with location, height and other matters.



## WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT (MADISON AVENUE)

(right) Official Plan Land Use Map, Map 17

(far right) Detail showing Madison Avenue



### 4.1.4 OFFICIAL PLAN POLICIES

The 2010 Official Plan contains several policies that apply to Madison Avenue and adjacent areas.

The current Official Plan and Zoning Maps are consistent in showing that Madison Avenue is split between a mixed use, commercial residential south of Lowther Avenue, and residential areas to the north, with a small park use identified (Paul Martel Park). The Mixed Use Area evolved over time as individual property owners applied to rezone large lots near Bloor Street to permit office, restaurant/hotel and other uses. The existing zoning and Official Plan recognize that evolution through the Commercial Residential (CR) zone and Mixed Use Area designations.

Bloor Street is a subway corridor at the southern edge of the District and identified as such in Official Plan Maps. It is not an Avenue, but is within the Downtown and Central Waterfront in the Urban Structure, Map 2 of the Official Plan.

The following Official Plan Sections were reviewed for their potential impact on the Madison Avenue HCD, 2.3, Stable but Not Static, Enhancing our Neighbourhoods and Green Spaces, 2.3.1 Healthy Neighbourhoods, 3.1.2 Built Form, 4.1 Neighbourhoods, 4.3, Parks and Open Space, 4.5 Mixed Use Areas.

**2.3.1 Healthy Neighbourhoods** clearly states “a cornerstone policy is to ensure that new development in our neighbourhoods respects the existing physical character of the area, reinforcing the stability of the neighbourhood”. Such new development is anticipated to be largely in the form of additions and alterations to existing buildings and infill housing. This section also refers to the need for development in adjacent Mixed Use Areas to “demonstrate a transition in height, scale and intensity in order to ensure that the stability and general amenity of the adjacent residential area is not adversely affected.” The subsequent policies support these objectives.

**3.2.3 Parks and Open Space** policies emphasize the need to conserve and enhance existing parkland, augment when opportunities arise and to design buildings adjacent to parkland in a way that preserves their amenity, paying particular attention to maintaining sunlight, and minimizing wind and noise effects.

#### **4.1 Neighbourhoods**

New high-rise development is prevented within existing stable low-rise neighbourhoods, home occupation is permitted, and low scale institutions such as schools, churches are encouraged within Neighbourhoods. Some minor retail, service and office uses may be permitted Neighbourhoods through rezoning applications, where they serve the needs of the area residents, have minimal noise and parking impacts, and are compatible with the area. Development in Neighbourhoods will respect the scale and character of that neighbourhood.

#### **4.5 Mixed Use Areas**

This section contains a number of policies that encourage Mixed Use Areas to absorb new retail, in higher density form than adjacent residential areas in a manner that provides transition through appropriate setbacks and/or stepping down of heights to protect those areas from negative impacts to privacy, shade, noise and wind.

## WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT (MADISON AVENUE)



*(top) North side of Bloor Street W.  
east of Spadina*

*(above) Illustration from Bloor Street  
Visioning Study for urban design guidelines  
for development at Bloor Street West and  
Madison Avenue*

### 4.1.5 BLOOR STREET VISIONING STUDY: URBAN DESIGN GUIDELINE, NOVEMBER 2009

The document offers some specific guidelines for development between Madison Avenue and Spadina Road with special attention to blending with the Main Street character of Bloor Street, providing access to Paul Martel Park, (Ecology Park) and transition to residential fabric along Madison Avenue.

Considerably higher densities and heights are anticipated in this Guideline than in the subsequent Official Plan, 2010 and Zoning Bylaw, 2014.

### 4.1.6 DOWNTOWN TALL BUILDINGS: VISION AND SUPPLEMENTARY GUIDELINES

The Downtown Tall Buildings: Vision and Supplementary Guidelines, adopted July 2012 and consolidated with the City-wide Tall Building Guidelines in May 2013, Bloor Street between Bedford Road and Walmer Road is identified as a High Street, suitable for Tower-Base Form buildings, with a height range of 47 metres to 77 metres maximum.

### 4.1.7 SUMMARY

The Zoning and Official Plan designations for the Residential Areas of the HCD are appropriate and do not create incentives for demolition of the heritage fabric of the HCD. The density restrictions of 1x and 2x coverage are also compatible with the existing heritage fabric, permitting additions to meet the needs for additional space, but do not create incentives for demolition. In areas adjacent to the District along Bloor Street, the existing red brick medical building on the west entrance corner is appropriate in scale and material with the adjacent HCD. However Tartu College, a Brutalist building with its own heritage value, is both out of scale and incompatible in material with the District.

WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
(MADISON AVENUE)

The 18 metre height limit in the Zoning Bylaw, on the entrance sites to Madison Avenue is the upper limit for a building compatible with the heritage character of the adjacent District.

The heights adopted in the Downtown Tall Buildings Guidelines will create an incentive to replace the current red brick medical building, and the potential for pressure to replace heritage buildings at the south edge of the HCD.

#### 4.1.8 RECOMMENDATIONS

The heights adopted by Council in the Downtown Tall Buildings Guidelines for areas adjacent to the HCD be amended to be consistent with the Zoning By-law.

The City of Toronto to undertake a Heritage Conservation District Study and Plan for the remainder of the Annex.

## 4.2 Ontario Heritage Act

---

The *Ontario Heritage Act* is the provincial Act that regulates the protection of heritage within the province. Part V of the Act gives the Municipality the responsibility for the designation of areas as Heritage Conservation District (HCD)s. The City of Toronto has several designated Districts, including:

- Blythwood Road
- Cabbagetown-Metcalf
- Cabbagetown-North
- Cabbagetown-South
- Lyall Avenue
- North Rosedale
- Queen Street West
- Riverdale Phase I

WEST ANNEX PHASE I HERITAGE CONSERVATION DISTRICT  
( MADISON AVENUE )

- Draper Street
- East Annex
- Fort York
- Harbord Village Phase I & II
- Kingswood Road South
- South Rosedale
- Union Station
- Wychwood Park
- Weston Phase I
- Yorkville-Hazelton

CURRENT HCD STUDIES

- Garden District
- Historic Yonge Street
- King-Spadina
- Queen Street East
- St. Lawrence

The procedure for designation of a district under Part V, as outlined in the Act, is as follows:

The Municipality identifies an area or areas to be examined for future designation after consultation with its Municipal Heritage Committee (Toronto Preservation Board) regarding the by-law. After examination of the study area, the Municipality may designate by by-law an HCD. If the bylaw is not appealed to the Ontario Municipal Board it comes into effect at the expiry of the appeal period. If appealed, a hearing is held by the Ontario Municipal Board and if approval of the Board is received, the municipal bylaw comes into effect.

Designation under Part V of the *Ontario Heritage Act* gives City Council control over the alteration and demolition of certain elements of all buildings within a HCD in order to maintain and enhance the heritage character of the district.

As described in this study, a process is carried out to ensure that securing Council approval is efficient and that fair, reasonable and manageable guidelines will be applied.

### 4.3 The Provincial Policy Statement

---

#### PROVINCIAL POLICY STATEMENT (PPS) (2014)

The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial “policy-led” planning system. The PPS is issued under the authority of Section 3 of the *Planning Act* and the current Statement was re-issued on April 30, 2014. The *Planning Act* requires that planning decisions on applications that are subject to the new PPS “shall be consistent with” the policies.

#### PPS SECTION 2.6

*2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

*2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*

*2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
( MADISON AVENUE )

*2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.*

*2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.*

PPS 2014 TERM DEFINITIONS

**Adjacent:** *means for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.*

*Archaeological resources: includes artifacts, archaeological sites, marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.*

**Areas of archaeological potential:** *means areas with the likelihood to contain archaeological resources. Methods to identify archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. The Ontario Heritage Act requires archaeological potential to be confirmed through archaeological fieldwork.*

**Built heritage resource:** *means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.*

**Cultural heritage landscape:** *means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship,*

WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
(MADISON AVENUE)

*meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).*

**Conserved:** *means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.*

**Heritage attributes:** *means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).*

**Protected heritage property:** *means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.*

**Significant:** *means*

*e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.*



*Criteria for determining significance for the resources identified in sections (c)-(e) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.*

*While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.*

#### 4.4 The Ontario Heritage Act Requirements for the Study

---

The OHA prescribes the contents of the study required for the HCD and the HCD District Plan.

##### SCOPE OF STUDY

- 40. (2)** *A study under subsection (1) shall,*
- (a) examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a HCD;*
  - (b) examine and make recommendations as to the geographic boundaries of the area to be designated;*
  - (c) consider and make recommendations as to the objectives of the designation and the content of the HCD plan required under section 41.1;*
  - (d) make recommendations as to any changes that will be required to the municipality's official plan and to any municipal by-laws, including any zoning by-laws. 2005, c. 6. s. 29.*

HERITAGE DISTRICT PLAN

**41.1 (5)** *A HCD plan shall include,*

- (a) a statement of the objectives to be achieved in designating the area as a HCD;*
- (b) a statement explaining the cultural heritage value or interest of the HCD;*
- (c) a description of the heritage attributes of the HCD and of properties in the district;*
- (d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the HCD; and*
- (e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the HCD may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42. 2005, c. 6, s. 31.*

## 4.5 Requirements for Municipal Consistency With HCD Plan

---

Under the Ontario Heritage Act, as amended by Bill 60, in March 2005 the HCD Plan binds the municipality as follows:

**41.2 (1)** *Despite any other general or special Act, if a HCD plan is in effect in a municipality, the council of the municipality shall not,*

- (a) carry out any public work in the district that is contrary to the objectives set out in the plan; or*
- (b) pass a by-law for any purpose that is contrary to the objectives set out in the plan. 2005, c. 6, s. 31.*

CONFLICT

**41.2 (2)** *In the event of a conflict between a HCD plan and a municipal by-law that affects the designated district, the plan prevails to the extent of the conflict, but in all other respects the by-law remains in full force. 2005, c. 6, s. 31*

#### 4.6 Archaeological Management Plan

---

The City of Toronto's Archaeological Management Plan was reviewed for this HCD study. There are no areas of archaeological potential within the study area.

## 5.0 Evolution of the Study Area

---

### 5.1.1 FIRST SUBDIVISION OF LAND

As can be seen in the illustration below, Madison Avenue is located in what was the Second Concession, (from Bloor to St. Clair) in the earliest land grants of Lieutenant Governor John Graves Simcoe. The land grants were established to reward both government officials and United Empire Loyalists. It was hoped that the grants would establish an equivalent to the British landed gentry in Upper Canada. Simcoe also wanted to ensure the lands adjoining the growing Town of York, were cleared, occupied and farmed to provide a steady supply of food.

### 5.1.2 BALDWIN HOLDINGS

The area that would later become the Toronto Annex was originally granted to The Chief Justice, The Honourable Peter Russell, William Willcocks, and Captain McGill. Through connections and marriages between the Baldwin, Willcocks, and Russell families which have been well recorded elsewhere, considerable land holdings were consolidated into a parcel owned by the Baldwin family that stretched from Queen Street up to the top of the escarpment, either side of Spadina Road. From the Toronto Historical Board Plaque at the top of the Baldwin steps, which link Davenport to Austin Terrace (part of the Spadina property):

*“Looking south one can see Spadina Road, laid out by the Baldwin family as a grand thoroughfare from Queen Street to Davenport Road. William Baldwin, 1775-1844 physician, lawyer, politician and architect built the first “Spadina” in 1818 and the second in 1835 after the earlier house was destroyed by fire. After William’s death the estate passed to his son, Robert Baldwin, 1804-58 one-time co-premier of the United Canadas. Both men were leading political figures whose drive for peaceful change brought about major constitutional and administrative reform in government including the implementation of “responsible government” initiated by William Baldwin”*



WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
(MADISON AVENUE)

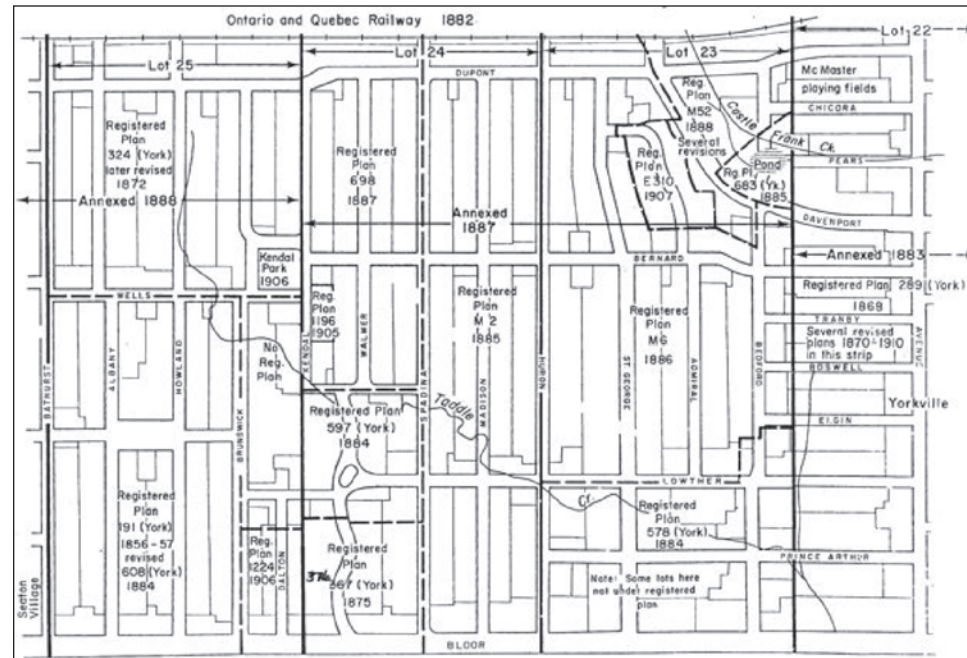
5.1.3 1851

In the 1851 John Browne Map of the Township of York with the exception of the Village of Yorkville, the second concession is all estate or farmland. University of Toronto is present, Spadina Avenue and Circle are laid out (1836), but north of Bloor Street the Spadina property land was the estate and farm of the Baldwin family. Following the death of Robert Baldwin in 1858, William Willcocks Baldwin began selling off parcels of the estate. Land sales were not particularly profitable for the Baldwin family; in most cases large tracts were sold off at times when property values were low. Walmer Road was laid out by William Willcocks and named for the English birthplace of one of William's sons.

5.1.4 ANNEXATION OF THE ANNEX

The area from Avenue Road to Bathurst Street, from Bloor Street West to Dupont Street which has come to be known as The Annex, is in fact made up of three parcels that were annexed in sequence by the City of

Map showing different plans of subdivision for the Annex, as well as the dates of Annexation for various parcels.  
From *The Annex: A Brief Historical Geography*



Toronto, beginning with Lot 22 including parts of the former Village of Yorkville, to over to just east of Bedford Road in 1883, then Lots 23 and 24 belonging to the Baldwin family and Simeon Janes from just east of Bedford to Kendal in 1887, and then Lot 25, from Kendal over to Bathurst in 1888. Within each of these lots are several plans of subdivision, some registered in the former Town of York as early as 1856 in the southwest corner, followed by Yorkville in the east. However little development occurred in the area before the properties were incorporated into the City and gained the benefit of the services that came with annexation. Madison Avenue is located in former Lot 24, in lands sold by the Baldwin family to Simeon Janes.

## 5.2 Development

---

Simeon Janes laid out two major parcels in the Toronto Annex, from Spadina Road to just east of Bedford Road, Plans M2 and M6. Other streets such as Huron Street, Bedford Road, St. George Street, Spadina Road and Lowther Avenue all share the architectural grandeur of Madison Avenue, but road widening and subsequent re-development on the other streets have left Madison as the best-preserved streetscape of the Janes' Annex. The "Annex Style" found here, and on the other streets in the Annex developed by Simeon Janes, can also be found on other contemporary upper middle class streets in Toronto such as Jarvis or Sherbourne streets, as well as in Rosedale.

Streets with the kind of consistent character found on Madison Avenue, particularly notable at the south end of the street, can be the result of a set of design codes and subsequent covenants set by the developer. One example of an area developed this way is the Kingsway Park in Etobicoke. The research to date has not uncovered any such standard for Madison Avenue or the Annex. Instead, what appears to be at work is a common culture that was developing among Toronto's architects and builders. The culture evolved

WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
(MADISON AVENUE)



*A view of Spadina Road taken before road widening, city of Toronto Archives, 1949*

*illustration from 1888 edition of  
Canadian Architect and Builder*



through debate within emerging civic societies such as such as the Toronto Architectural Eighteen Club, The Architectural Guild of Toronto, and the Toronto Guild of Civic Art; debates that were recorded in newspapers and journals such as the Canadian Architect and Builder.

In 1886, at a time when property values were depressed, gambling on future values that would depend on his ability to persuade the City to incorporate the holdings and to market the lands as a prime residential area, Janes purchased hundreds of acres from the Baldwin family. He marketed the properties using the prosaic, but still in use, name of “The Toronto Annex”. Annexation into the City in 1887 ensured that some of the costs of servicing the properties were shifted to the City of Toronto. At the time, the City was switching from gas to electric street lighting, water and sewage systems were being constructed, tarmacadam was replacing wood or brick paving and telephone service was starting to be available. The illustration from an 1888 edition of Canadian Architect and Builder shows development on Madison proceeded ahead of City sewer construction to the frustration of one builder.

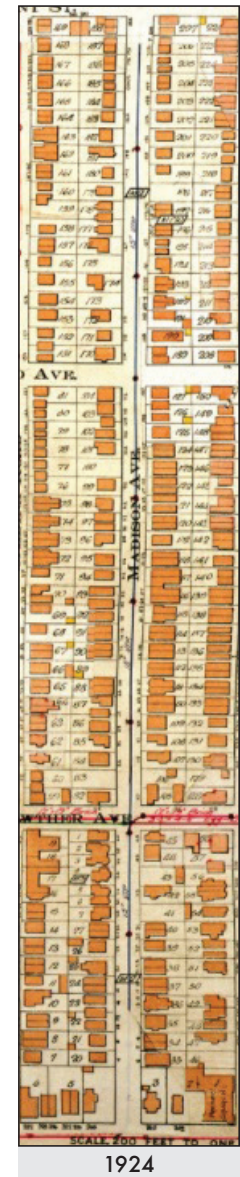
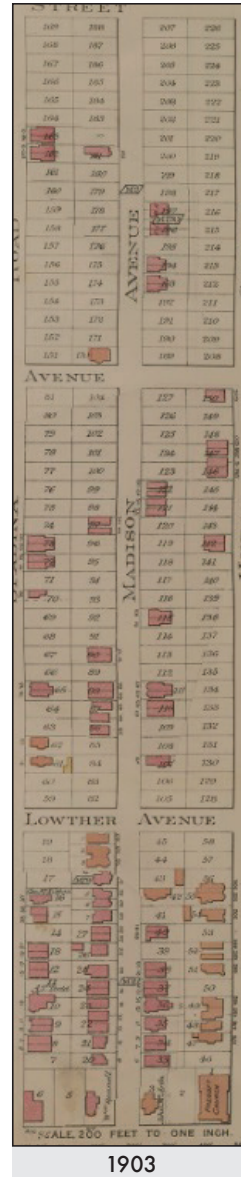
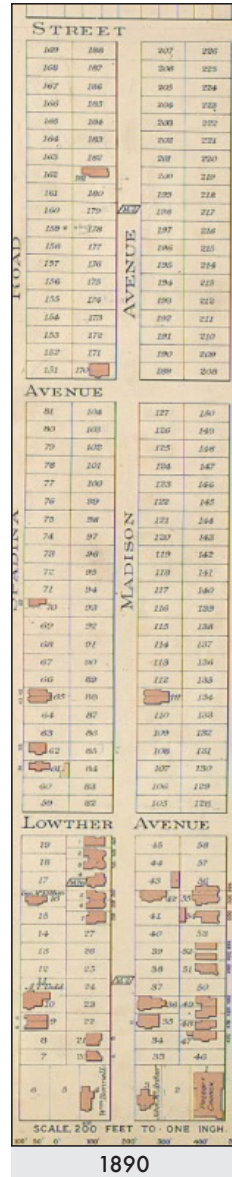
Street railways were spreading; by the 1890s horse drawn systems were replaced with electric cars.

Between 1886, when lots were first sold, and 1890, development occurred primarily on the first block at the south end, which had the benefit of streetcar service. During the 1890s there was a dramatic slowdown in Toronto’s economy that led to a similar downturn in the construction of houses. After the turn of the century the boom returned, leading to the development of most of the rest of the lots. The houses at the north end of the street – where the streetcar did not arrive until 1901 – are generally more modest than at the south end.



WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
(MADISON AVENUE)

Goold's Atlas of Madison Avenue  
Showing Progress of Development



WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
(MADISON AVENUE)

5.2.1 SIMEON H. JANES - DEVELOPER OF MADISON AVENUE

Simeon H. Janes, the developer of Madison Avenue was one of Toronto's most astute property speculators, as well as a significant patron of arts and architects. He was born in West Oxford, Ontario, on February 5, 1843, a son of United Empire Loyalists from Massachusetts, who themselves were descendents of Huguenots that had settled there just after the coming of the Pilgrim Fathers. He was educated at Victoria University, now Victoria College at the University of Toronto. There is still a scholarship awarded annually in his name. He maintained strong connections with his American roots, was a frequent traveler to the U.S. and abroad and sought inspiration from American developments.

At the time these lands were being developed, Simeon Janes lived in a gracious house on Jarvis Street. Photographs in the City of Toronto Archives show him on a balcony in his library filled with a large art collection. By the early 1890s Janes was successful enough to build Benvenuto, one of Toronto's most ambitious estates and houses. The house stood on the crest of the hill west of Avenue Road, commanding an impressive view. Much has been written about the grandeur of Benvenuto, so will not be repeated here. What is relevant to the subject at hand is the cultural sophistication evident in the creation of Benvenuto

*Benvenuto, 1890, A. Page Brown Architect,  
Simeon Janes' mansion, demolished 1932 by the  
City of Toronto, design published in British Architect  
(6 December 1889)*



that was also applied to the development of the Janes' blocks within the Annex; it was a sophistication that produced some of Toronto's most gracious residential streets.



*View of North Side of Bloor St. W. east of  
Bedford Road showing large Annex Style  
residences that once occupied the street*

It might be suggested that Janes applied a different standard to his personal property than to his business developments, but there is much evidence of his interest in civic quality. Simeon Janes was one of the charter members of the Toronto Guild of Civic Art, founded in 1897. Many of the architects who were commissioned to design houses on Madison were also members of the Guild of Civic Art, and its founding falls midway in the period of development of Madison Avenue.

### 5.2.2 SUBDIVISION

At first glance the subdivision of Madison Avenue, Huron Street, and Spadina Road by Simeon Janes seems to reflect the patterns of subdivision elsewhere in the city. Long north-south streets parallel to the Park Lot division with few cross streets yielded the maximum number of parcels for subdivision. North of Bloor the blocks are longer with even fewer east west streets to break the blocks than in the neighbourhoods to the south. What is unusual, is the elimination of lanes for horses and carriage storage, which Janes felt created an unsavoury element in the neighbourhood. He instead expected that his residents would use adjacent livery stables or take advantage of the street railways being developed. This restriction is the root of the ongoing parking challenge on these streets.

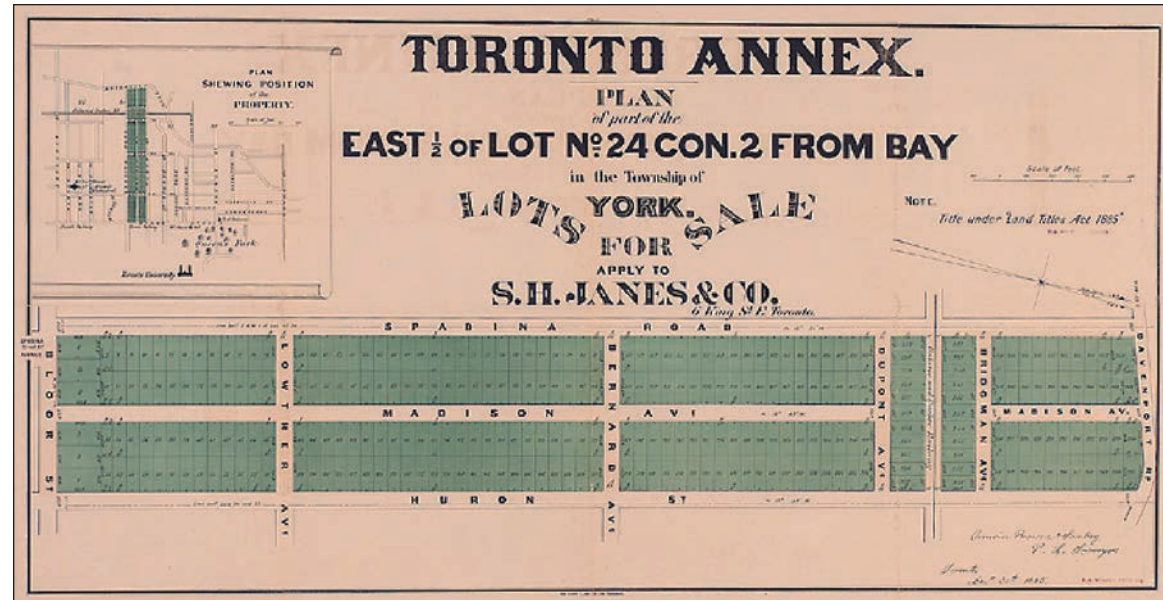
On the inset location Map the proximity to Queen's Park and to the University of Toronto is shown as part of the streets' attractions.

### 5.2.3 STREET WIDTHS/LOT SIZES

As can be seen in the development map for Madison Avenue, the lots were laid out as fifty foot in width, with the street having a standard sixty-six foot or single chain right of way. In many cases when the lots were sold off and developed the houses were semi-detached on adjoining lots of twenty-five feet.

WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
(MADISON AVENUE)

Advertisement for Madison Avenue, from the  
collection of the Toronto Public Library



#### 5.2.4 EXCLUSIONARY ZONING

This area was the first instance in Toronto of what has come to be called exclusionary zoning. It was prohibited to develop anything but single-family homes on Janes' property. Row houses were prohibited. In adjacent neighbourhoods it is possible to find small pockets of industry, back lanes, small commercial grocery stores, but all of these were banned in Simeon Janes' developments. The practice extended to residential properties on the Bloor Street frontage of his blocks. The large houses that were built on Bloor Street have been replaced over time with commercial development or large-scale residential development such as Tartu College. During the 1970s when the area had declined somewhat the City permitted several spot re-zonings to permit conversion of residential properties to commercial uses such as the Madison Avenue Pub at no. 14 and offices at no. 37. Since then commercial uses have been permitted up to Lowther Avenue.

The exception to the single-family house occurred in 1912 when a small apartment building was added. Designed by Henry Langley in Edwardian Classicist style it was the first instance of a Jewish developer on the street, and the apartment building had several Jewish tenants.

### 5.3 Social History

---

Madison Avenue attracted professional and business residents. University of Toronto professors enjoyed its proximity to the campus. The concentration of architect-designed properties speaks to the culture and financial means of the residents. It has had a social and ethnic mix like other parts of Toronto.

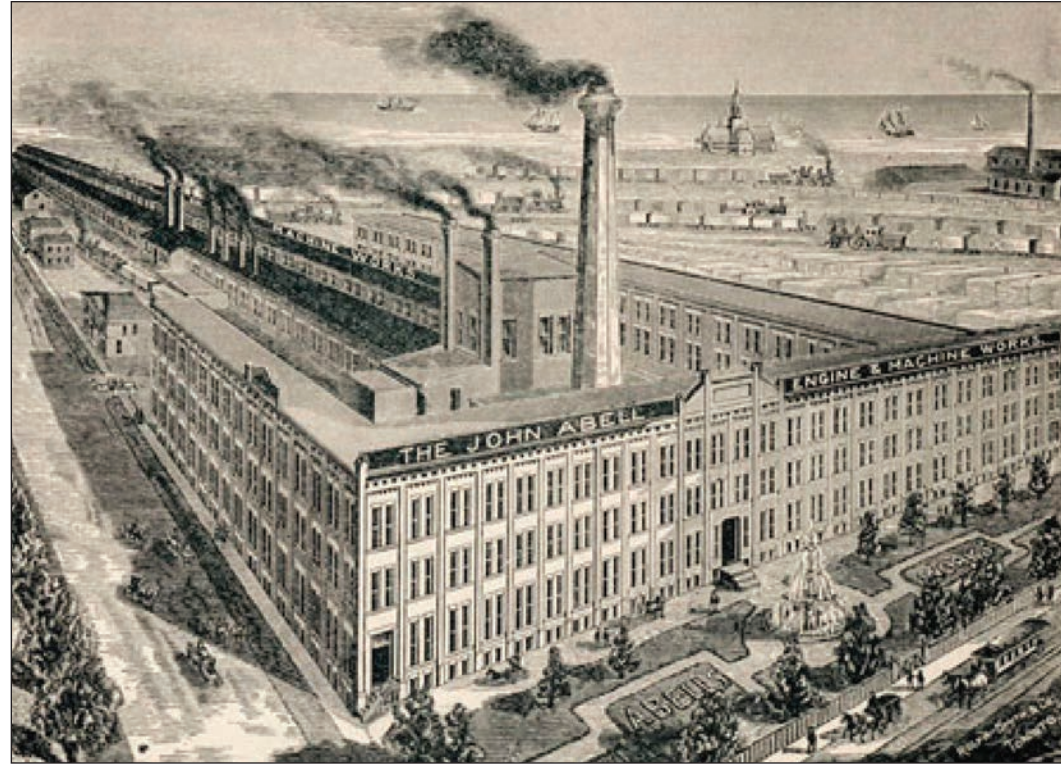
During the 1960s and 70s following the partial exodus of the middle class property owners to suburban neighbourhoods, many of the larger houses on the area were subdivided into apartments housing students and young professionals alike. Today, several of these houses have been returned to single family use, but several continue as multiple family dwellings.

Some of Toronto's wealthiest families built large, elaborate houses on other streets in the Annex. For example the Timothy Eaton home at Lowther Avenue and Spadina Road (1888, demolished 1965), or the Gooderham Mansion at St. George and Bloor streets, now the York Club. Madison Avenue offers as much architectural wealth – but at a more modest scale for the doctors, lawyers, academics and businesspeople that also sought out Toronto's best architects. Edward Y Eaton, son of Timothy Eaton lived at no. 72 – one half of a pair built in 1890 by builder Joseph Nelson. Professor William Gregg commissioned architect son W. R. Gregg to build a house for him at no. 8 (demolished).

One of the earliest houses on Madison Avenue was designed by Edmund Burke for John Abell, who also built the large industrial complex at no. 48 Abell Street that is illustrated on page 181 in Bixby's Industries of Canada, Historical and Commercial Sketches of Toronto and Environs. In spite of massive public protest the Abell factory was demolished in 2011, thereby erasing the last of the physical legacy of an important early Torontonians.

## WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT (MADISON AVENUE)

*John Abell Factory, no. 48 Abell Street, Toronto*



### 5.3.1 MODERN HISTORY OF MADISON AVENUE

Madison Avenue was threatened during the late 1960s by plans to bring the proposed Spadina Expressway through the area. The three hundred foot wide proposed expressway right-of-way included Spadina Road and lands to the east. The road would have destroyed the west side of Madison Avenue.

The project was stopped because of a city-wide citizens' "Stop Spadina" coalition that included the Annex Residents Association. The most famous member of "Stop Spadina" was the newly arrived Toronto resident, Jane Jacobs. Many of the key figures in the reform movement that swept Toronto City Hall in the 1970s were also involved – John Sewell, Nadine and David Nowlan, Colin Vaughan, and many others including Paul and Bobbi Speck.

“Stop Spadina” was concurrent with strong growth of the heritage preservation movement in Toronto. To bolster the argument against the expressway, a detailed inventory of all the houses in the Annex, including those on Madison Avenue, was prepared by volunteers. That research led to the listing of several Madison Avenue properties on the City of Toronto’s Inventory of Heritage Properties.

It was in the context of all of this activity that Professor William Dendy commented to his architectural history students that Madison Avenue was one of Toronto's most important streets. Later Dendy also included a section on Madison Avenue in “Toronto Observed”, co authored with Willam Kilbourn, published in 1986. The fight to stop the Spadina Expressway ended in 1971 with a decision by the provincial cabinet to stop construction. In 1985, on William Davis’ last day as Premier of Ontario, the final conveyance of the 300 foot wide strip of land just south of the Allen Expressway at Eglinton Avenue took place, making it impossible to extend the road further south.

The arguments to end the Spadina Expressway not only saved Madison Avenue, and preserved the quality of life in the Annex as a whole, but also ended urban expressway building in Toronto.

## 5.4 Street Name and Numbering

---

Madison Avenue is named after the famous New York City street of the same name. In the 1880s and 90s the area east of Central Park, including Fifth Avenue and Madison Avenue was being developed as a fashionable upper class New York neighbourhood, with several villas and many large townhouses being constructed. The first properties developed on Madison Avenue were assigned addresses based on the assumption that the intervening vacant lots would be developed with one building on each lot. Ultimately many lots were built out with semi-detached dwellings, and, in cases where developers owned two adjacent

lots, occasionally five houses would be built. As a result, addresses were in constant flux until the street was fully built out after 1911. For example Mr. Mackay, one of the street's early homeowners, had an address that changed from 92 to 84 three times before finally settling at 84 in 1905. His neighbour, Mr. Charlton continued to live at 94 until his address changed to 86 in 1906.

## 5.5 Architects and Builders

---

The period of development of Madison Avenue from 1886 to 1925 coincides with one of the richest periods of debate about design in Toronto, a time of founding of key social and governing bodies for the emerging architectural profession, as well as several periodicals that record the progress. That debate is played out on Madison Avenue with many of Toronto's prominent architects offering varied architectural expression within a consistent height, eaves line and setback.

The debate in the emerging Toronto profession echoed what was taking place in the U.S. and in Britain. Key questions were whether the practice of architecture was an art or a profession, whether architects should be apprenticed or university educated, whether they should work in historic "styles" such as Queen Anne or Romanesque or join the emerging new Arts and Crafts movement.

Appended to this document is a description of three contemporary organizations: The Architectural Guild of Toronto, The Toronto Civic Guild and the Toronto Architectural Eighteen Club. Many of the architects who designed houses on Madison Avenue were also active participants in one or more of these organizations.

Even though about half of the houses on the street had been placed on Toronto's Inventory of Heritage Property prior to this study, little research had been done to identify the architects and builders. The research undertaken as part of this study confirmed the earlier visual assessment of architectural



WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
( MADISON AVENUE )

significance. In fact, almost every Toronto architect of note from the period of development is represented on Madison Avenue. Unfortunately because of gaps in building permit records, it was not possible to identify the architects of the very fine first few houses at the south end of the street.

**5.5.1 ARCHITECTS REPRESENTED**

Eustace G. Bird w/ Carrere and Hastings (no. 161)

Edmund Burke (no. 5)

Chadwick & Beckett (no. 64)

E.J. Lennox (no. 37),

R. J. Edwards (no. 131),

W.R. Gregg (no. 8 demolished),

Robert Heath (nos. 69, 71),

Gordon Helliwell (no. 60)

Langley and Langley (nos. 93, 95, 97, and 99),

Frederick H. Herbert (nos. 54, 78, 80, 82, 109, 111, 145, 193)

Andrew L. Ogilvie (no. 56)

Robert Ogilvie, (nos. 88, 124-126)

A.J. Rattray (no. 191),

Eden Smith (no. 47).

William L. Symons, (no. 140)

S. Hamilton Townsend, (no. 138)

Gordon M. West, three detached houses near Bernard, B.P. 14048, 1909

WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
( MADISON AVENUE )

In addition there are some architectural credits that we were not able to fit to specific properties with any certainty, but are recorded here to assist others who may find new evidence. Architect Robert L. Ogilvie is also recorded on permit no. 125, 1898, for a house on Madison Avenue near Lowther Avenue, for William Murray, but researchers were unable to confirm which house. There was also a reference to Robert L. Ogilvie in a tender call in Contract Record [Toronto], Vol.i, 17 Nov. 1889, p.4 for a pair of semi-detached brick houses on Madison Avenue, but without enough information to identify owner or location.

There is evidence for two different architects for no. 102 Madison, a house designed for Mr. George Ross. Canadian Architect and Builder and Contract Record [Toronto], vii 2 July 1996, credit Curry and Baker, yet building permit 3238 lists Darling Sproatt & Pearson. Further study assumed that Ross built at #98 & 102, but it was not possible to determine with certainty which house was by which architect.

James A. Harvey is listed as the architect on building permit 1356, June 1903 for a house on Lowther at the corner of Madison Avenue. Gordon West also is in building permit records 14048, 1909 as designing three detached houses for T.H. Cooper, but we were unable to determine with certainty which houses.

No. 138, Hamilton H. Townsend Architect



It was determined that the architect for no. 138 Madison, was Hamilton Townsend, not Jocelyn Davidson as attributed by Patricia McHugh who also mistakenly named the house Rivermead. McHugh's information conflicts with the 1903 Contract Record [Toronto], vol. Xiv, 16 September 1903, which indicates the house at 138 Madison as designed by architect S.H. Townsend. Gardiner descendants cleared the confusion. The Gardiner family did live at 138 Madison Avenue, but Rivermead was the name of the family weekend property in Weston, designed by Jocelyn Davidson.

WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
(MADISON AVENUE)

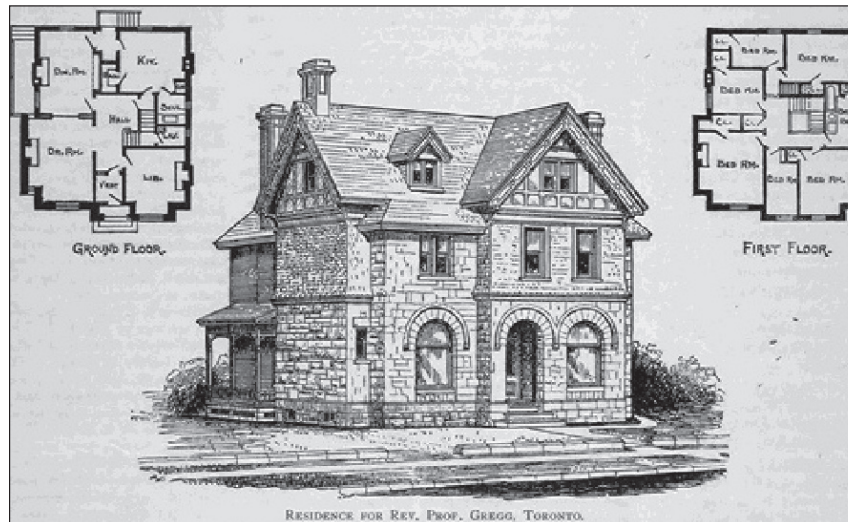
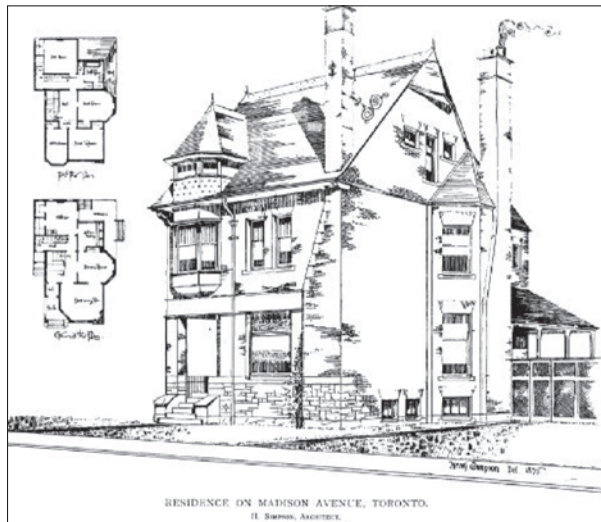
Unfortunately, two of the finest houses on the street have been lost: No.8, designed by W. R. Gregg for his father, Professor William Gregg and no.5 Madison, designed by architect Edmund Burke, for industrialist John Abell. The Gregg house was published in *Canadian Architect and Builder*, in June 1888 and was identified as constructed.

The Horwood Collection also has drawings for a house for Thomas B. Lee, by architects Burke and Horwood (Horwood Collection Item 855). City directories show Mr. Thomas B. Lee living at 8 Madison in 1912, but it is not clear if the Burke and Horwood houses was actually built, or if Mr. Lee took over the house built for Professor Gregg.

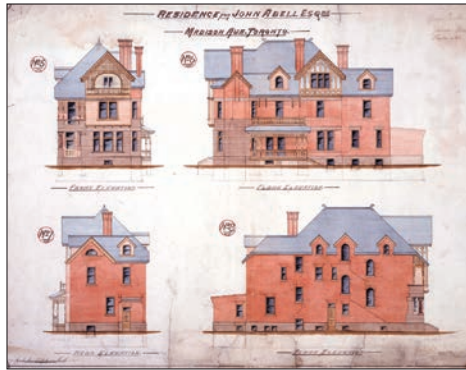
Even though no.5 Madison has been demolished its architect had influence in establishing the common architectural vocabulary and organization evident on Madison Avenue. Edmund Burke was very influential in the design of domestic architecture in Toronto, and also designed one of the first houses on Madison Avenue. In a lecture delivered to the Toronto Architectural Sketch Club, published as “Some Notes on House Planning” in *Canadian Architect and Builder*, Burke discussed in some detail the appropriate placement of rooms to best take advantage of available light and to avoid conflict between servants and other users of the house. He looks to both American architects McKim Mead White, and the suburban houses

(below) Illustration of house on Madison Avenue,  
Henry Simpson Architect,  
*Canadian Architect and Builder*, 1895

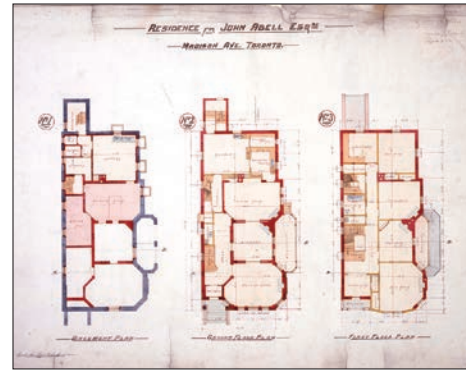
(right) House for Professor William Gregg by  
W.R. Gregg Architect, Illustration from  
*Canadian Architect and Builder*, June 1888



WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
( MADISON AVENUE )



*Edmund Burke's Drawings for No.5 Madison Avenue,  
for John Abell*



of English architect Richard Norman Shaw as sources for inspiration but does not blindly adopt either. He refers other architects to “The Aspect Compass” of American Robert Kerr to guide in the placement of rooms, ceiling heights and window sizes.

#### 5.5.2 BUILDERS

The street has several repeat speculative builders as well as contractors who built for specific owners. In many cases the builders worked with architects to design the speculative houses. In other cases the architect was retained by the owner and the contractor brought in to do the construction. Even though one might expect that the latter arrangement would produce the best houses, in fact many of the architecturally designed speculative houses are very fine indeed.

The history of Toronto’s builders is not as well known as the city’s architects. It is clear that many, whether working with or without an architect built robust, well-designed houses, particularly when the market would bear the costs. On Madison Avenue, particularly during the late 1880s and early 1890s, there was a revolution in house design taking place. There was much published, and the exchange of ideas led to consistency in style, height, materials yet allowing for great variety in the detail from house to house.

WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
( MADISON AVENUE )

BUILDERS REPRESENTED

Thomas Perkins (12,14)

Andrew Nelson (17, 19, 69, 71)

George Hunter (20, 22, 24, 26)

Walter G. Slocombe (29, 31)

Wellington A. Wilson (30, 32, 34, 65, 67)

William Niddrie (36, 38, 40)

Lewis Lukes (37)

Edward Gearin (54)

William Clark (60)

John Fisker & Co. (64, 66)

Joseph Nelson (70, 72)

Richard A. Graydon (77, 79, 101, 103, 109, 111, 131, 133)

S. H. Graydon (51)

Charles R. S. Dinnick (permit applied for by his son, Charles A. Dinnick) (78, 80, 82)

Davidge & Lunn (102)

John Sturdy (113, 115, 117, 119)

Rogers Bros (125, 127)

Dancy Bros (145)

John E Hughes (153, 5, 7, 9)

William White (169, 171, 173, 175)

## 5.6 Architectural Style

### 5.6.1 ARCHITECTURAL STYLES

Madison Avenue is one of Toronto's most admired streets and has been recognized as a street of heritage importance since the mid 1970s when Toronto first started to undertake heritage protection. Prior to this study almost half of the properties had already been listed or designated by the City of Toronto. The street contains a rare, well-preserved grouping and the earliest examples of the unique Toronto Annex Style, a style that playfully combines elements of the Queen Anne and Richardsonian Romanesque. Annex Style houses are found all along the street, with the greatest concentration south of Bernard.

In *Toronto Observed*, William Dendy and William Kilbourne commented "The Annex reflects the heritage of forty of the most creative years in Toronto Architecture" (1885-1925). In a lecture delivered to architecture students at the University of Toronto in 1975 William Dendy commented that in his view "Madison is one of the finest residential streets in Toronto". In that lecture he pointed to the consistency of the architectural expression, particularly at the south end, to the consistent height and setback of the properties, to the relative proportion of the height of the buildings to the street width. Professor Dendy noted that it was here that a unique Toronto style originated. At the time of the lecture, the houses on Madison Avenue were described as part of "Romanesque Toronto" also the name of a 1971 architectural exhibit at the Department of Fine Art at University of Toronto. Patricia McHugh subsequently dubbed them "Annex Style".

The much celebrated first example of the Annex Style house is found at no. 37 Madison Avenue, designed by E.J. Lennox for contractor Lewis Lukes (designed 1886, built 1891). (see p. 41) In addition to the concentration of Annex Style houses by several architects, there are a few examples of the "Bay-n-Gable" style, an Arts and Crafts house designed by Eden Smith, an Edwardian apartment complex designed by Langley & Langley, and a relatively grand English Aesthetic house by Hamilton Townsend. Also represented are



No. 37 Madison Avenue, photo taken from  
*Old Toronto Houses*, page 102

WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
(MADISON AVENUE)



*Annex Style, rusticated sandstone lintels and foundation, elaborate and well executed brickwork, stained glass windows*

Walter Symons, Robert Heath, R.J. Edwards, Robert L. Ogilvie, Andrew L. Ogilvie, Frederick H. Herbert, Gordon Helliwell, and Gordon West. As well, American architects Carrere and Hastings worked here with local architect Eustace G. Bird.

While Arts and Crafts is not a dominant “style” on Madison Avenue, it is represented. No. 47, the rough-cast house with small windows at the corner of Lowther Avenue is one of 23 houses built by Eden Smith in the Annex.

No. 138, by Hamilton Townsend looks to be influenced by both California Mission Style as well as the English Aesthetic movement, offering a cosy simple massing executed in clinker brick and stone. Clinker brick was popularized in California, and according to Doug Brown in his book *Eden Smith/Toronto’s Arts and Crafts Architect* was introduced to Toronto by Eden Smith.

The elaborate gingerbread detail exhibited on Toronto’s earlier “Bay-n-Gable” or Carpenter Gothic houses is less evident on Madison Avenue, as debate was shifting away from the use of mass produced woodwork. Architect Edmund Burke (no.5 demolished) in particular was strongly against complicated woodwork preferring instead to rely on the massing, texture, deep shadow of rusticated stonework, fine brick detailing and inset terracotta details for visual interest.

Toronto in this period was blessed with several fine craftsmen working in stained and leaded glass. Advances in glass technology made it possible to produce large pane windows. This upper middle class street offered many opportunities to showcase that work, often with large pane “picture” windows topped with smaller areas of leaded or stained glass.

#### 5.6.2 TORONTO “BAY-N-GABLE”

The Toronto “Bay-n-Gable” was the most common house built by speculative builders for sale or rent to middle and working class families during the Victorian era. It is a signature Toronto style, mixing Gothic Revival and Italianate elements – as characteristic of the city as the brownstone is to New York, or the painted lady to San Francisco.



(above) "Bay-n-Gable" on Madison Avenue



(above right) "Bay-n-Gable" Row on  
Metcalf Street in Cabbagetown

The typical "Bay-n-Gable" house is tall and narrow, two to three tall stories high with a peaked gable over bay windows; front doors located to the side of the front elevations and painted wood porches of varying sizes and detail. It often has elaborate painted, turned-wood detail on the porch and gables. Many front entrances have a pair of narrow wooden doors with a large single glass pane in each door, and a

transom window above. Windows are tall in proportion and in wood frames, one over one, again frequently with stained or leaded glass transom windows above. Even though many of the decorative elements were mass-produced, there is great variety in the detail of individual houses. Repetition generates very pleasing streetscapes. On Madison Avenue it is not a dominant style, but is represented.

### 5.6.3 ROMANESQUE

Romanesque is a style that owed its popularity to Victorian romantic interest in the work of the Middle Ages. John Blumenson in his book *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* comments, "The monumental scale, decorative richness, bold and at times lavish use of materials characteristic of the mature Romanesque Revival became very suitable for civic buildings and symbolic of the urban affluence following Confederation in 1867."



WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
( MADISON AVENUE )

In Toronto the robust style is characterized by picturesque, asymmetrical massing, complex, slate rooflines, the use of large-scale rusticated sandstone, round arched windows, and similarly robust, relatively plain woodwork. An early example is University College by Cumberland and Storm. Rounded elements such as towers or curved corners are also prevalent.” Blumenson later notes that “Romanesque Revival is often so similar to Gothic Revival that the existence of either round or pointed windows is perhaps the chief distinction between the two revival styles.” Windows in Romanesque buildings are generally smaller than the later Richardsonian Romanesque. Of particular interest in considering the areas of the Annex developed by Simeon Janes, is his choice of Romanesque for his own home Benvenuto. Designed by a protégé of New York architect Stanford White, Benvenuto was the purest example of the American Norman or Romanesque style built in Toronto.

On Madison Avenue, Romanesque does not exist in its pure form, but is discussed here as one of the styles blended into the Richardsonian Romanesque, one of the two styles that were merged to create the Annex Style.

*Photo of Simeon Janes and his home Benvenuto, originally located at the top of the Davenport slope, west side of Avenue Road. Illustration from Estates of Old Toronto, page 87*



#### 5.6.4 RICHARDSONIAN ROMANESQUE

Richardsonian Romanesque is named after the brilliant American architect Henry Hobbs Richardson, whose widely published Allegheny Court House in Pittsburgh inspired architects all across North America. In Toronto, the main protagonists of the style were David Roberts, (Gooderham Mansion, and the Flat Iron Building) Edward J. Lennox, (Old City Hall) and George Miller, (Annesley Hall at Victoria College and the Gladstone Hotel). In the hand of Richardson, the heavy, ponderous Romanesque style acquired a lighter heart with delicately, richly carved surface detail and polychromatic masonry. Rusticated stone is used for trim for arches, lintels, foundations and banding courses. The carved sandstone often features grotesques, or caricatures. In Toronto, red brick and red sandstone are the materials of choice.



*Gooderham House at St. George and Bloor West, Architect David Roberts, photo from Old Toronto Houses, page 112*



*Example of Richardsonian Romanesque style at 504 Jarvis Street, George Gooderham House, 1889, Architect David Roberts, photo from Old Toronto Houses, page 114*

Embarking on construction of a massive Romanesque house was not for the faint of heart, requiring highly skilled craftsmen, and heavy expensive materials. For the newly rich who chose the style it represented arrival, permanence, wealth, and stability. As the style was adjusted for more middle class families, cast terracotta or complex brickwork are used instead of carved sandstone for surface detail; rounded brick arches are substituted for stone.

On Madison Avenue, there is little that can be described as pure Richardsonian Romanesque. Instead there are Richardsonian Romanesque elements such as round-headed arches, rusticated stone bases, recessed porches blended with Queen Anne wooden elements in varying degrees to create the Annex Style house.



*Gamble Geddes House, no. 105 Bedford Road,  
Red tile, tall chimneys, and classical details reflect  
the English Queen Anne Style*



*Queen Anne House in New Westminster, British Columbia,  
typical of the Queen Anne built in timber in North America*

#### 5.6.5 QUEEN ANNE

The flamboyant, exuberant Queen Anne style is not a period revival, but a reaction to the heavy Gothic or baronial piles of the mid Victorian period. Its roots are in English architect Richard Norman Shaw's Domestic Revival or English Aesthetic movement used in the first English garden suburbs. In Toronto the use of the style reflects interest in a cozy English domesticity, making it highly attractive to those seeking to preserve English custom in Canada.

Reflecting the romantic interest in the medieval or Tudor period, many buildings incorporated

half timbering and overhanging eaves. There is much freedom in the massing of the houses due to the late 19th century introduction of balloon framing, making it possible to build much more complex shapes in timber. From the relatively simple houses of Richard Norman Shaw, Queen Anne quickly evolved into a much more elaborate, highly picturesque style that owed its visual interest to complex massing and mass-produced ornamental woodwork. In other places Queen Anne houses are entirely wood construction, but in Toronto where municipal codes limited building in timber, wood is mixed with masonry. The style includes massive decorative chimneys, and steeply pitched, highly varied roof-scapes. Sleeping porches are present, and many round towers. Large gables are often finished in decorative wood shingle. In the United States, architecture with the same roots is called Shingle or Eastlake.

#### 5.6.6 ANNEX STYLE

Annex Style is something of a catch all, houses that incorporate features of both the Romanesque and the Queen Anne. The Annex Style evolved in an era of debate over the merits of both styles, but gradually a new hybrid style emerged in Toronto as architects and builders began to incorporate elements of both into their houses. The term originates because of the popularity of this style in the Toronto Annex, but examples can be found in other contemporary areas of Toronto and the rest of the province.

Architect E.J. Lennox, is credited by Patricia McHugh with originating the Annex Style at no. 37 Madison Avenue. Designed in 1886 for Lewis Lukes, one of the contractors working on the then New City Hall, McHugh describes it as combining “the rock-faced ashlar and solid appearance of Richardsonian

*Lewis Luke’s House by E.J. Lennox, no. 37,  
photo taken from Old Toronto Houses, page 102*



Romanesque with the asymmetry and picturesque detail of Queen Anne”. Lennox was a master of many styles over his career: Richardsonian Romanesque at Toronto City Hall, the eclecticism of Casa Loma, and Edwardian restraint of the King Edward Hotel. While he may have combined the two styles for Lewis Lukes in a unique and arguably masterful new way, the motivation may have been less an interest in stylistic innovation than his client’s interest in showcasing his woodworking skills, or in saving some costs by executing sleeping porches in timber to allow the sought after summer breezes to enter. The influential house was published in *Canadian Architect and Builder*, iv Dec. 1891.

WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
(MADISON AVENUE)



Nos. 16-18



No. 120



Annex Style details--specialty terra cotta and brickwork, rusticated stone lintel and sill, roundheaded window with stained glass



No. 20, George Hunter Builder, variations in Annex Style, Queen Anne woodwork and asymmetry combined with Richardsonian Romanesque heavy masonry, arched windows, right 24-26



No. 88, elaborate curved two story porch, along with recessed sleeping porch entrance

WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
(MADISON AVENUE)

We do not have architectural credentials for the other Annex Style houses on the block south of Lowther, other than for two demolished buildings designed by Edmund Burke and W.R. Gregg that were constructed within a year of the Lukes House. The other houses are much more restrained and planar in their architecture than the rich and lively surface of no. 37, leaning more in the direction of Richardsonian Romanesque than Queen Anne. However, they also merge elements of the two styles, rusticated with round headed windows, recessed entrances, recessed arches from the Romanesque, and large front-faced overhanging gables of the Queen Anne. While it was not possible for the middle class professionals of this street to pay for the carved stone of the Gooderham mansion nearby on St. George, builders and architects along the street combined and recombined elements of the two styles to achieve visual interest using cast terra cotta, complex brickwork, often basket-weave pattern, variations in roofline and massing and projecting balconies. The heavier more expensive masonry detail is often concentrated at the ground level, with lighter wood and stucco detail above. The entrance may be inside a stone porch, with projecting wooden bays and balconies above. The variations are endless, and the ability to balance the variety varies among builders.

(below) No. 47, Eden Smith Architect

(right) No. 138, Hamilton Townsend



#### 5.6.7 ARTS AND CRAFTS

The use of Arts and Crafts to describe both no. 47 by Eden Smith, and no. 138 by Hamilton Townsend is a term of convenience to distinguish these two houses from the rest of the predominantly Annex Style or Edwardian buildings on the street. Eden Smith was described as “Toronto’s Arts and Crafts Architect” by scholar Doug Brown. Brown traces his credentials to William Morris and other committed practitioners, who saw their work as part of a movement not as a new “style”. (see Appendix) Eden Smith led the Toronto

Architectural Eighteen Club in their rebellion against the professionalization of the practice of architecture, seeing architecture as an art, not a profession. They sought to strip away unnecessary ornament, to

WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
(MADISON AVENUE)

organize a plan for the ease of the occupants, and simplify construction and craft to a time before machine production made the creation of ornament so accessible to the masses that its cultural value was debased. However the Arts and Crafts movement became a style as any others to be adopted with less rigour by other architects and builders. Hamilton Townsend as an early President of the Ontario Association of Architects was on the opposing side of the debate from Eden Smith, yet dips into the same English stylistic well.

5.6.8 EDWARDIAN CLASSICISM - MODIFIED FOUR SQUARE



*Modified Edwardian Four Square house, handsome simple proportions, porch projecting from main façade, front facing gable, save for the added stone walls and concrete steps an almost perfectly preserved example of the popular style*



*Edwardian Apartment Building by Langley and Langley, handsome, simple, robust, detail, Italianate cornice, and entrance canopy*

Edwardian Classicism is often associated with the reign of Edward VII but has its roots in an earlier reaction to elaborate Gothic Victorian styles. Classical symmetry and detail supplanted the romantic picturesque Victorian asymmetry. In Ontario Edwardian Classicism combines both American and English Classical and French/American Beaux Arts influences.

The simple robust style is handsome rather than pretty, with plain brickwork and hipped roofs supported on bracketed cornices often with dentil ornamentation. It is found in grand houses for the wealthy, but its sensible planning and construction suited builders looking to deliver modest, less expensive housing to the mass market. The term Four Square comes from a simplified American builder's version of Edwardian Classicism, which used a simple square plan, two rooms wide by two rooms deep with centre hall entrance. Porches feature classical columns, sometimes on brick or stone piers, with plain entablatures, and turned balusters.

The style appears in elaborate and simplified form on Madison Avenue for narrower urban lots to a side hall plan similar in

*Madison Avenue Streetscape*



footprint to the “Bay-n-Gable” but without the elaborate trim and peaked roofs of the earlier Victorian style. Houses feature the plain brickwork and unornamented window openings of the Edwardian Four Square, with modest classical porch details. A common variation in the side hall plans is the front-gabled third story faced with decorative shingle, and a heavy returned overhang, sometimes with heavy brackets below.

Often the gable sports a Palladian window or a grouping of smaller attic windows. Windows are generally double hung sash, with the upper sash frequently subdivided into smaller panes.

## 5.7 Heritage Character Analysis

*“Madison Avenue is a monument to the Victorians’ intelligent use of architecture and planning to achieve pleasant residential surroundings.”*

*William Dendy, William Kilbourn, in Toronto Observed, 1986*

### 5.7.1 BUILDINGS

The development of Madison Avenue is similar to other Victorian and Edwardian neighbourhoods in offering diversity-within-harmony, arising from development by many different builders, small-scale developers as well as several custom designed houses for individuals. However, here there is far less pattern-book work than in other contemporary neighbourhoods for middle or working class families. With many houses designed by architects and highly skilled builders modifying the latest architectural details to suit their own ideas, there is a playful exploration and variation using similar materials, red brick, sandstone, cast terracotta as well as shingles, slate roofs and highly varied woodwork.



## WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT (MADISON AVENUE)

The evolving discussion of how to best organize a plan to suit family needs, avoid conflicts between family, guests and servants and to take advantage of natural lighting is played out on Madison, particularly in the larger houses. High ceilings allowed deep penetration of light into rooms. Houses were set back to ensure adequate light to the fronts of dwellings, with front lawns deep enough for planting of trees to provide cooling shade in summer. The internal planning, ceiling heights, setbacks established in the Annex Style houses continue in the later Edwardian houses at the north end of the street.

With the exception of more modern infill houses, the majority of houses, irrespective of the architectural style, are three stories in height with large gables facing the street. Windows are also about the same size and height. The repetition of these similar elements, all at about the same height gives a pleasing rhythm, yet offers much variety. The many and varied small terracotta sculptural elements, carved stone, and wood-work all contribute to high level of visual interest for the passing pedestrian.

It is the relative completeness of the original fabric, the original streetscape, the concentration of the uniquely Toronto Annex Style houses, as well as examples of a variety of other architectural expression, that warrants protection under Part V of the Ontario Heritage Act. Almost all of the original structures survive, and it is this continuity of heritage fabric that it is important to protect and preserve.

### 5.7.2 LANDSCAPE/STREETScape

The street's simple plan belies the elegance in its execution. It is straight, with a twenty-four foot wide pavement, a thirteen foot boulevard each side with trees planted midway, a six foot sidewalk, and then a twenty foot setback from the sidewalk to the main wall of the houses. Porches, steps and bay windows project into the setback area. Later infill houses are set further back, presumably because of later zoning requirements.

The value of the street as a whole has been long recognized, for example this quote from the late architectural historian William Dendy,

WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
(MADISON AVENUE)

*“Madison Avenue is a monument to the Victorians’ intelligent use of architecture and planning to achieve pleasant residential surroundings.”*

*William Dendy, William Kilbourn, in Toronto Observed, 1986*

The generally consistent setback, eaves-height, close spacing of the houses and the placement of trees give a strong sense of enclosure to the street.

It is likely the tarmacadam paving and concrete curbs are the original materials of the street, they were in place in the photograph taken in 1920, replacing the complained-about temporary block paving. There are no streetlights visible in the early photograph. Since then street-lighting has been added, concrete poles have replaced the earlier wooden poles. Wiring is overhead.

The mature tree canopy touches over the centre of the street, providing welcome shade to the street, pedestrians and the fronts of the houses in summer. It is made of a mixture of different native tree species to Canada – maple and elm dominate but other species are present. The trees vary in ages. Trees were planted at regular intervals along the grass boulevard.

*Common architectural elements, such as front facing gables, roofs of similar heights and slopes, windows at similar heights and proportions, and a common palette of materials creates a harmonious streetscape, yet allows for a great variety in expression. Parking and paving in front of houses has eroded space for trees and disrupted the continuity of the grass boulevard.*



the land they have developed to similar heights as in an open rural environment. The trees are an important part of the planning of the urban environment, giving shade in summer yet in winter when the leaves are gone, the wide space between houses allows for sun penetration into living spaces. In most cases the front gardens are planted with grass, shrubs, and flowers.

WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
(MADISON AVENUE)

*(right) Richardsonian Romanesque/Annex Style:  
carved sandstone, rusticated sandstone string  
course, ironwork, fine brickwork, and terra cotta  
detailing.*

*(far right) Madison streetscape with its wide  
boulevard, mature tree canopy, regular height,  
repeating gables, bays, window heights, porches.*



The tree canopy and grass boulevard, an extremely important attribute of the street, has been eroded as some trees have been lost and not replaced, as well some of the front yards have been paved to provide parking spots. This change is most noticeable in the south-west side of the block in the commercial areas. It is important to restore the grass boulevard and the missing trees as opportunities arise, and that as new trees are planted they respect the original tree spacing.

With the exception of two houses at the corner of Bernard that have raised lawns with low retaining walls at the edges, the street was developed without fences.

*(right) View down Madison Avenue, from Dupont,  
circa 1920. Most houses at the north end are  
Edwardian, many sporting handsome front gables.*



### 5.7.3 PARKING

The shortage of parking in the Annex has its roots in Janes' plan of subdivision. Janes' elimination of the unsavoury laneway in the Annex was considered an advancement in civic planning and had great appeal – the assumption was that if a property was not large enough to accommodate a driveway and a carriage house behind residents would either use livery services or take the streetcar. Most of the lots were laid out and sold at 50' width, giving sufficient space for a driveway, but the subsequent subdivision into 25' wide lots left no space to deal with vehicles on the individual property. In some cases two 50 foot lots were split into three lots, occasionally with shared drives, unfortunately generally too narrow for most modern cars.

The frustration with shortage of street parking has led to some property owners seeking permission for front yard parking or below grade garages, which is disruptive to the sidewalk, the grass boulevard and trees. The City has placed a moratorium on the granting of front yard parking as a measure to preserve Toronto's lawns and trees.

*Large Annex Style houses south of Lowther  
with paved front yards*



## 5.8 District Themes, Typology, And Building Typology

---

### 5.8.1 DISTRICT THEMES

The following historic themes evident in the district are informed by Parks Canada's thematic groupings of Expressing Intellectual and Cultural Life, Architecture and Design, Peopling the Land and Building Social and Community Life, Social Movements.

#### EXPRESSING INTELLECTUAL AND CULTURAL LIFE, ARCHITECTURE AND DESIGN:

- Madison Avenue contains an important and representative collection of architectural expression of the late nineteenth and early twentieth century and contains important examples of Annex Style architecture, Arts and Crafts styles, found in detached and semi-detached house forms. Madison Avenue reflects an emerging and active discussion among builders and architects of the search for a fashionable domestic architecture suitable to local climate, materials and lifestyle.
- Many important early Toronto architects are represented. (See Study 5.5 Architects and Builders, Table 9.3 Property Data Sheets)
- Many architectural styles are represented (See 5.6 Architectural Style)
  - Annex Style, combining Queen Anne and Richardsonian Romanesque
  - Queen Anne
  - Bay'n'Gable
  - Arts and Crafts
  - Edwardian Classicism
- The District contains the first and many other examples of the Annex Style, a unique Toronto architectural style.

## WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT (MADISON AVENUE)

- The district contains examples of emerging new Toronto house typologies, including interesting examples of asymmetrical semi-detached and double dwellings with appearance of large single houses.
- Simeon Janes, the developer of the lands was a patron of architects; his interest in architecture is reflected in the varied architectural expression found on the street (See 5.2.2 Simeon Janes-Developer of Madison Avenue)

### PEOPLING THE LAND / DEVELOPMENT PATTERN AND HISTORY

Enabled by the newly available streetcar systems in Toronto, first on Bloor Street and later along Dupont Street, the subdivision was designed as an early upper middle class streetcar suburb without service lanes, and a graciously proportioned streetscape with consistent heights, setbacks and treed boulevard.

- First Toronto example of exclusionary zoning-(see Section 5.2.5): a single use upper middle class residential development evident in the absence of corner stores, or small industrial buildings found in contemporary Toronto neighbourhoods such as Cabbagetown or Harbord Village.
- Transportation: the presumption of streetcar use rather than horse and carriage is evident in the omission of lanes and sites for service buildings as well as the gracious treed boulevard to ensure a pleasant walk to and from transportation.
- Opening up of new neighbourhoods further from the historic core as a result of streetcar expansion.

### BUILDING SOCIAL AND COMMUNITY LIFE, SOCIAL MOVEMENTS

The street would not have survived were it not for the anti-Spadina Expressway/neighbourhood preservation movement of the 1970s that ended urban renewal as the dominant approach to aging city centres along with the expressways intended to move people from single use suburban residential areas to employment

areas in the central city. Discussed in detail in Section 5.3.1, Modern History Of Madison Avenue, the Spadina Expressway was planned to go through this area. Architectural quality was used as an argument against destruction of community before preservation laws existed in Ontario. Strenuous opposition to neighbourhood destruction, led by prominent architects and activists, and supported by the recently arrived urbanist and author, Jane Jacobs, persisted until Ontario Premier Bill Davis intervened to stop the project. Many who were active in this movement went on to run for City Council and led the reform movement.

### 5.8.2 DISTRICT TYPOLOGIES

The City of Toronto defines several potential district typologies, the two definitions that apply to Madison Avenue are:

**designed district:** *that is purposely planned and laid out by a single person or a group and whose original or early messages remain discernible. This type of district is valued for the integrity and intactness of its original design.*

**evolved dynamic (evolving) district:** *a district that continues to grow and change and is in continuous use. Guidelines for this type of district allow for managed change that supports and maintains the district's character and cultural heritage value.*

Madison Avenue is a “designed” district, and to a lesser degree an “evolved dynamic (evolving) district”.

The District is important for its initial plan of subdivision by an important Toronto property developer, Simeon Janes, and for its high concentration of original Annex Style designs by many important Toronto architects of the period. It also includes many Edwardian, and other style buildings of similar types.

It is evolving in that it continues in its original use as a primarily residential area, and where commercial uses exist they occupy original house form buildings.

### 5.8.3 DISTRICT BUILDING TYPOLOGY

The typological analysis of the houses was undertaken by visual inspection from the public realm but it is not possible without examining the interiors of the buildings, (not regulated as part of an HCD), to distinguish with certainty between plan types. For example, a door at the side of the street elevation is most likely indicative of a Side Hall arrangement, but may also be a Centre Hall Rotated. As well, window placement may suggest the presence of service stairs in many of the houses, but cannot be verified without additional inspection of the interior.

In addition, given the number of architects and builders doing experimental work on the street, and the variety of elevation treatments, it is reasonable to assume that not all houses fall neatly into a single type. It should also be noted that many house form buildings have been altered and added to. Some houses have been subdivided into apartments or rooming houses, some have had walls removed to open plans to more contemporary living arrangements. For example, service stairs are often removed to create floor space in renovations. The principal staircase location tends to be retained in most alterations, and hence remains the best indicator of the original plan arrangement.

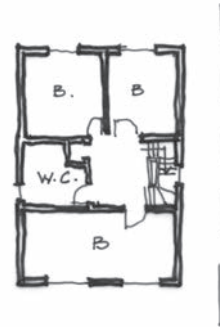
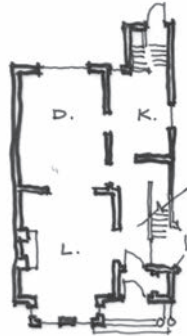
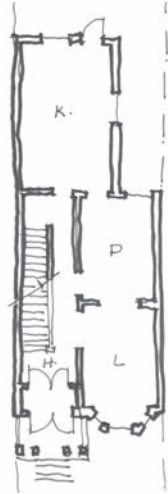
The street has several house types present, predominantly side hall plans on the narrower lots, with a few centre hall plan examples, one apartment building, and a large villa by Hamilton Townsend. The type that is found here and is less common in other areas of the City is the Centre Hall Rotated (CHR) found in detached and semi-detached examples. This house type can be found in earlier areas of the City, for example at 171 Old Forest Hill Road, there is a Regency House which has its principal entrance at the side of the house, but the CHR emerges as a type during the 1880s and '90s in the Annex Style. This type permits a generous plan on a relatively tight lot.

In the semi-detached examples of CHR the two units are typically asymmetrical, for example a side entrance to one house, and an entrance along a deep porch on the other half. The asymmetry in plan and elevation treatment gives the combined houses the appearance of a large single family home.



WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
(MADISON AVENUE)

The illustrations included here are taken from Canadian Architect and Builder from the period of significance of the District, or are diagrams to illustrate the type drawn by Catherine Nasmith.



(top) Side Hall Plan for a narrow lot, sketch CNA

(above) Annex Style asymmetric semi-detached Side Hall Plan houses



(top, left) Side Hall Plan for a wider lot, sketch CNA  
(top, right) Annex Style asymmetric semi-detached Side Hall Plan houses



(above) Wider Side Hall Plan Plan detached Houses, Annex Style and Edwardian Examples

**1. Side Hall Plan (SH)** – 2.5-3 storey dwellings, in varying styles, including Annex Style, Bay'n'Gable, Edwardian, Arts and Crafts, and Leaside, including examples of symmetrical and asymmetrical elevations, and in detached and semi-detached form.

The key characteristic of the Side Hall Plan (SHP) is the location of the main stair and hallway close to the front of the house, with the stair stretching along the side of the plan, accessed through the main entrance at the front of the house. Most long narrow lot housing in Toronto consists of one of several variations of this type. Some are on lots as narrow as 12', occasionally even less. Most houses of this type are on lots between 15-25' wide, and may be found on wider lots.

On the narrowest lots the entrance is at the front of the house, sometimes directly into the entrance hall, sometimes through a vestibule. The stair stretches along the length of one

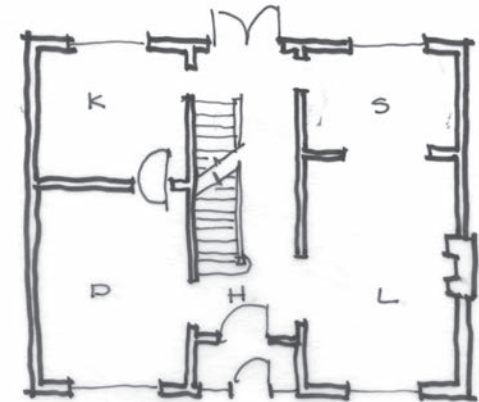
WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
(MADISON AVENUE)

sidewall, with a hallway parallel to it on the ground and second floors. Generally the living room is located at the front of the house facing the street, with dining room behind it, also accessed from the hallway, with a narrow window in the corner looking into the back yard through a notched area of the plan. The kitchen is located at the back of the plan, and is narrower than the front, reduced in width to create the “notch” which provides light to the dining room. The second floor generally contains three bedrooms and a bathroom.

Wider lots permit other side hall stair arrangements, such as a dog-leg, or a u-shaped staircases, and SH’s on wider lots are commonly found without the notched plan. Because the lot is wider it is possible to locate a narrow kitchen next to the dining room behind the stair and hallway. Many examples are found with garden access provided through a small back extension, which may also include an access stair to the basement. Access stairs to third floors are not always found above the main stair. In larger houses there may also be separate service stairs.

*(right) Example of an Edwardian Centre Hall Plan with symmetrical façade*

*(far right) Sketch Diagram of Centre Hall Plan, CNA*



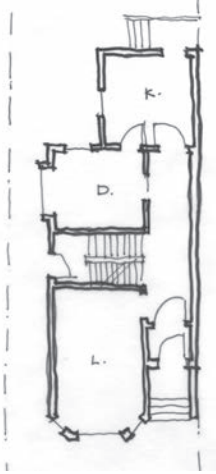
**2. Centre Hall Plan (CHP)** – 2-3 storey dwellings, in varying styles, including Arts and Crafts, and Edwardian Classicism, and found with symmetrical and asymmetrical elevations.

The key characteristic of the Centre Hall Plan is the location of the stair and stair hall in the centre of the plan with principal rooms arranged to either side. The entrance to the house is located centrally on the longest elevation of the dwelling, parallel to the street, sometimes opening directly into the stair hall, sometimes into a vestibule. Examples are found one or two rooms deep, or with one single room the full depth of the plan on one side of the house, and the opposite side divided into two rooms. The kitchen may be one of the four rooms, or may be located in its own wing at the back of the plan. Additional service stairs may be found associated with the kitchen.

On Madison Avenue, because there are few lots wide enough to construct CHP houses, there are only a few examples. None of the commonly found examples of CHP houses are executed in Classical styles such as Georgian, or Regency with symmetrically arranged facades.

**3. Centre Hall Rotated (CHR)**, Annex Style, 2.5-3 storey, similar in organization to centre hall dwellings with the stair and hall located between the living and dining but rotated ninety degrees on the lot. CHRs are found in detached and semi-detached form. In semi-detached form the two sides are generally asymmetric in form, often with different plans from one side to the other.

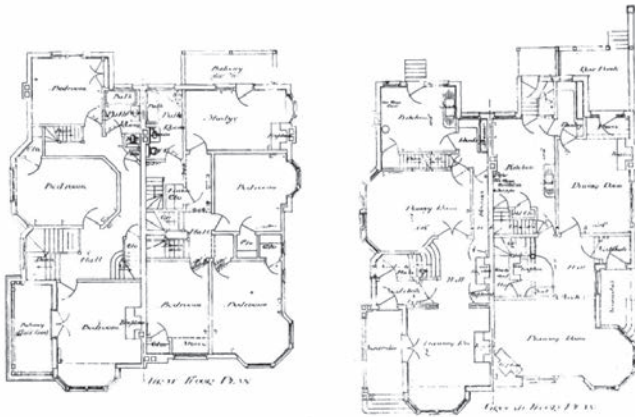
The key characteristic of the CHR is its stair located far from the street in the middle of the plan, often horseshoe shaped, with principal rooms to either side of the stair. They are often similar in organization to a Centre Hall Plan, but rotated to have the short dimension parallel to the street, and are also found on corner lots. This arrangement permits principal rooms to take maximum advantage of light at the front and back of the house on a lot wider than those for SHP, but narrower than required for a CHP. Access to the entry and stair hall may be along a long corridor from the front of the house, or via an exterior side porch or walkway to a generous side entrance. These houses often have separate service stairs.



*(top) Sketch diagram plan of CHR on a narrower lot, stair between living and dining rooms, CNA*

*(above) Probable Centre Hall Rotated (CHR) Plan*

WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
(MADISON AVENUE)



PLANS OF SEMI-DETACHED HOUSES, TORONTO.  
CHAMBERLAIN & DICKETT, ARCHITECTS.



(above) Two examples to illustrate Centre Hall Rotated asymmetric semi-detached houses from *Canadian Architect and Builder*, not from Madison Avenue, this type lends itself to corner lots

4. **Villa:** 2.5-3 storey large detached single family home on a landscaped lot large enough to permit windows on four sides of the building. Because the lots are large enough to accommodate many plan arrangements there are no typical plans or elevations for villas. Villas may be Centre Hall Plans, but are almost never side hall. Some of the larger houses on Madison Avenue, such as no 37 were on larger lots but have had portions of the lots severed for infill development.



(above) Example of a Centre Hall Rotated Asymmetric Semi detached on Madison Avenue, note side entrance



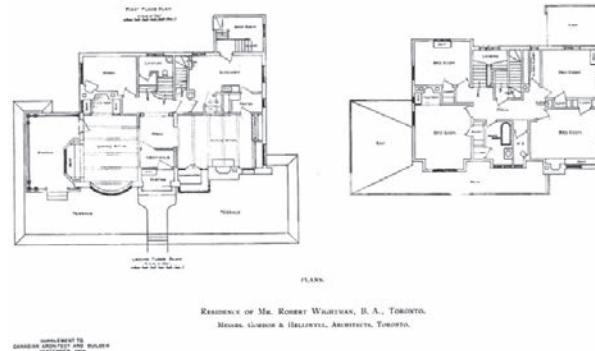
(above) 114 Bernard, Rotated Centre Hall, a plan type suitable for a corner lot



(above left & right) An Edwardian Example of a detached Centre Hall Rotate, 1908, access via a deep side porch, from *Canadian Architect and Builder*, Note this house not found on Madison but is used to illustrate the type

WEST ANNEX PHASE 1 HERITAGE CONSERVATION DISTRICT  
(MADISON AVENUE)

(right) An example of an asymmetrical centre hall plan by Gordon and Helliwell Architects, with a horseshoe stair and windows on all sides of the house, requiring a large lot-Note this house is not found on Madison Avenue, Canadian Architect and Builder



(far right) 138 Madison Avenue, designed by Hamilton Townsend, 1903, the only villa on the street. It appears to have an asymmetrical centre hall layout. Since construction lands have been severed on the north side to create lots for infill housing. The lot is wide enough, originally at least a triple lot, to permit a driveway and garages at the rear.

**5. Apartment House**, a three to four storey walk up apartment building which appears to have large apartments; two per floor at each landing and stretch the full length of the building.

Only one example of an apartment house is found on Madison Avenue at nos. 93-99

Aerial photographs show a notch in the plan on the north and south side, as well as a light court between the two “blocks” to provide light to middle rooms.

(right) Apartment Block designed by Langley and Langley



(far right) Aerial View, Google Maps

